

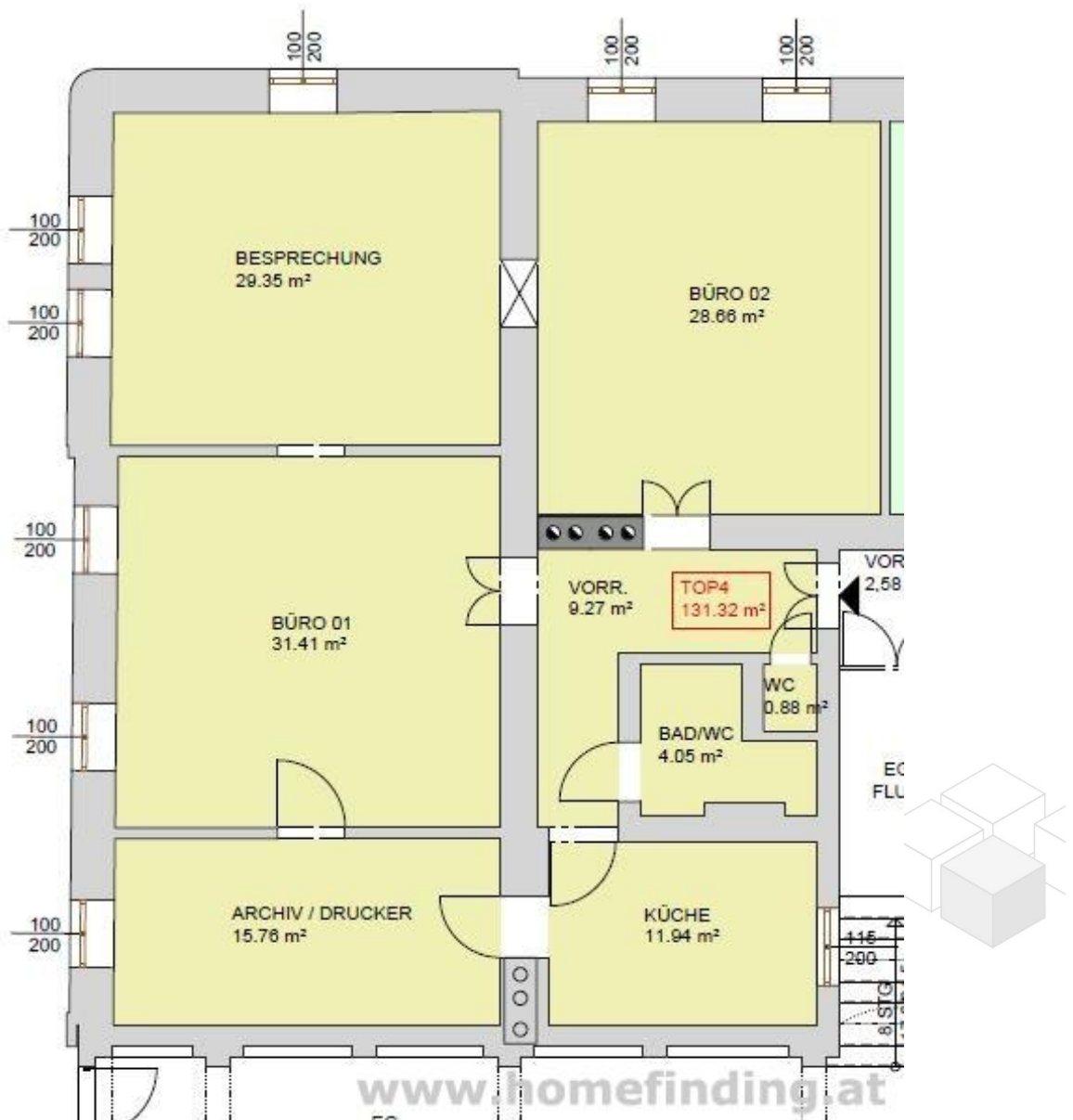
# nice old style office near hospital

📍 4020 Linz, Proximity: Schillerpark; Volksgarten, Ordensklinikum

€ 1.535,64/month



## Plans



## About Property

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nice oldstyle office in a calm street near Schillerpark, easy access to international school

### LOCATION

Shops, restaurants, supermarkets, pharmacies are within walking distance. The Volksgarten and Schillerpark can be reached by short walk. Public lines are nearby. Several tram- and buslines connect quickly with other parts of the city.

### PUBLIC TRANSPORT

1, 2, 3, 4, 45, 46, 70, 71, 73

### PROPERTY

The office offer following rooms:

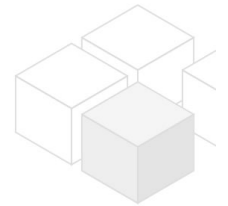
- .entree
- .2 big office rooms
- .big meeting room
- .1 smaller room/ storage
- .bathroom (tub, toilet)
- .separate toilet

### EQUIPMENT

- .wooden and tiled floors

### COSTS

rent: general maintenance costs and VAT included  
deposit: 3 gross rents



## General

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Propertynumber	11800
Property type	Büro

## Costs

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net rent	€ 920,50
gross rent	€ 1104.6
operating cost	€ 347.04
outher operating costs	€ 84
total rent	€ 1.535,64

## Keyfacts

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living area	131.38m <sup>2</sup>
rooms	4
bedroom	3
bath	1

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WC	1
Property age condition	Altbau sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja

## Energy Performance Certificate

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HWB Energieklasse	D
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## Lage

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Verkehrsanbindung Nähe	1, 2, 3, 4, (45, 46, 70, 71, 73) Schillerpark; Volksgarten, Ordensklinikum
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