

start-up office in business center - all-inclusive rent

Located near: Aufhof Center



Object Nr.: 27029
Purchase: For rent
Type: Offices
Property type: Office

Bundesland: Vienna
District: Wien 14., Penzing
ZIP / City: 1140 Wien

Living space: 62.00 m²
Heating requirements: C - 80 kWh / m² * a
Gesamtenenergieeffizienzf: 1.17
Date of Expiry: 02/2024
Optionen: New construction

Rent	EUR 383.00
Operating costs	EUR 74.31
VAT	EUR -457.31
Totally monthly costs	EUR 0.00

Commission 3 months gross rent plus 20% VAT
*Rent + ancillary expenses (incl. VAT)

Contact



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Description

The Grothusen Business Center in 1140 Vienna offers its tenants and visitors everything they need for their daily work and much more. In a green area with optimal proximity to the city and perfect infrastructure, the location is one of the most popular in the west of Vienna. The Auhof-Center is located vis-à-vis.

We are currently offering a **19 m²** office space on the ground floor of the Grothusen Business Center plus **43 m²** of ancillary space. The ancillary areas are shared with other tenants on the floor and include a meeting room, ladies' and men's restroom, the lounge zone with waiting area, the reception hall, the foyer, the kitchenette and the kitchen on the 2nd floor with lounge.

In total there are **62 m²** of usable space available, with

- 19 m² - office for exclusive use, and
- 43 m² - adjoining rooms with common use

If desired, we can provide additional storage space for an additional charge. **The operating costs include the costs for the electricity consumption of the office, heating, cooling, as well as the ongoing general operating costs of the building.**

The property is located in Vienna Auhof, at the corner of Albert-Schweitzer-Gasse and Scheringgasse, in the immediate vicinity of the A1 freeway exit Auhof. Overall, the business center is located in a modern and increasingly important commercial area with shopping center, cinema center, gastronomy and much more. Lifestyle and business combine here to form a seductive melange.

Please do not hesitate to contact us for visits and further information.

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