



1140 Wien | Office | Property no.: 26748

Office in business center - all-inclusive rent



Your contact person

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Geschäftsführer

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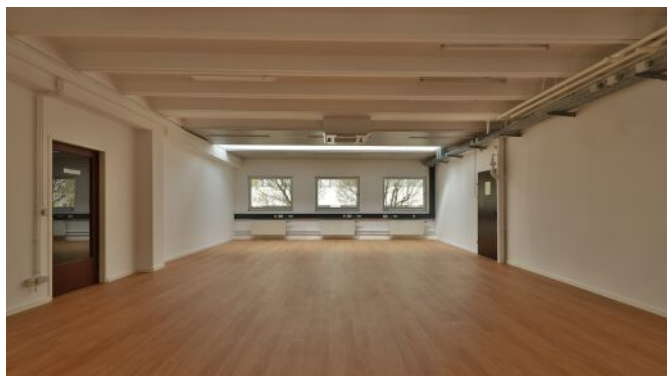
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Office in business center - all-inclusive rent



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 **68 m²** air-conditioned office space on the 1st floor of the Grothusen Business Center with a **5 m²** storage or server room plus **165 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, cafeteria, roof terrace and restroom.

In total there are **238 m²** of usable space available, with

- 73 m² - office including storage and server room for exclusive use, and
- 165 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.

Mr. Kurtaran

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Key data

Usable area: approx. 238 sqm
Office area: approx. 73 sqm
Floor: 1 floor

Type of use: Commercial
For occupation: ab sofort
Heating: central heating

Location assessment: very good
Architecture: new building
Condition: good

Energy Performance Certificate
Valid until: 29.02.2024
Annual thermal energy index:  80 kWh/m²year
Energy efficiency rating:  1.17

Amenities

Elevator: freight elevator
Ventilation: air conditioning

Kitchen: fitted kitchen, kitchenette

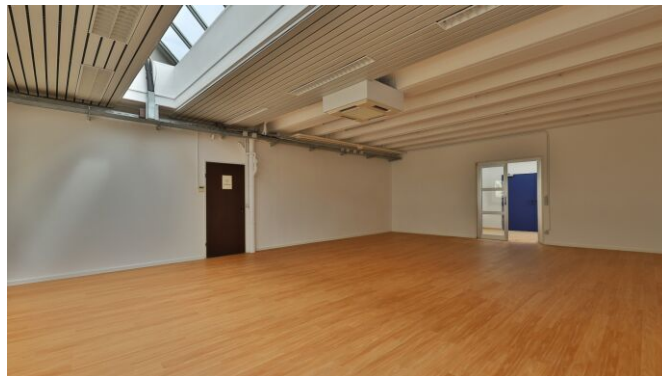
Price information

Total Rent:	€1,487.72
Rent:	€1,242.35
Operating costs:	€245.37
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Total monthly costs:	€1,487.72

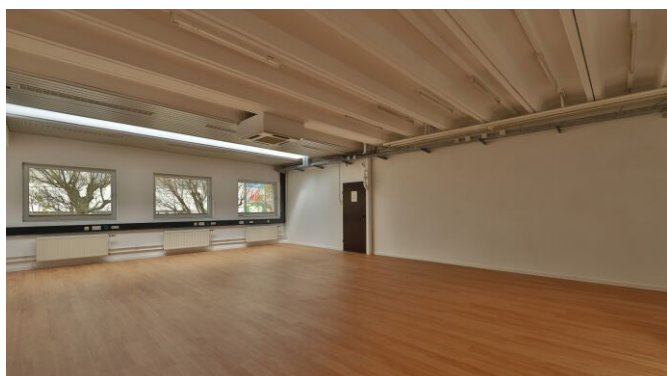
More photos



Bürraum



Bürraum



Bürraum



Begegnungszone



Foyer Business Center



Cafeteria Terrasse



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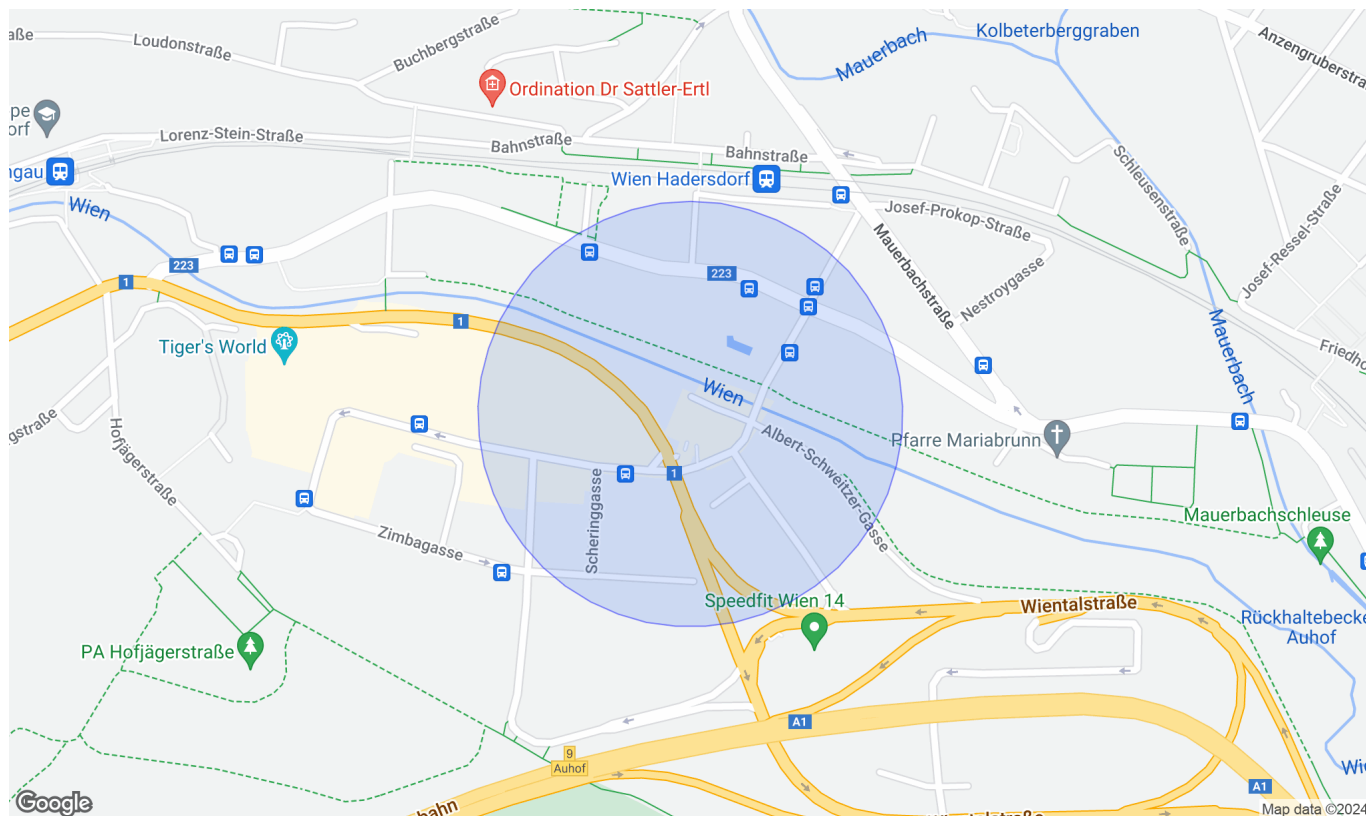
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Location

1140 Wien



Infrastructure/distances (POIs)

Health

Physician	2,000 m
Pharmacy	500 m
Clinic	5,500 m
Medical building	3,500 m

Local supply

Supermarket	500 m
Bakery	500 m
Shopping centre	500 m

Transport

Bus	500 m
Tram	3,000 m
Subway	3,000 m
Train station	500 m
Motorway junction	500 m

Children & schools

School	500 m
Kindergarten	500 m
University	2,000 m
Secondary school	7,500 m

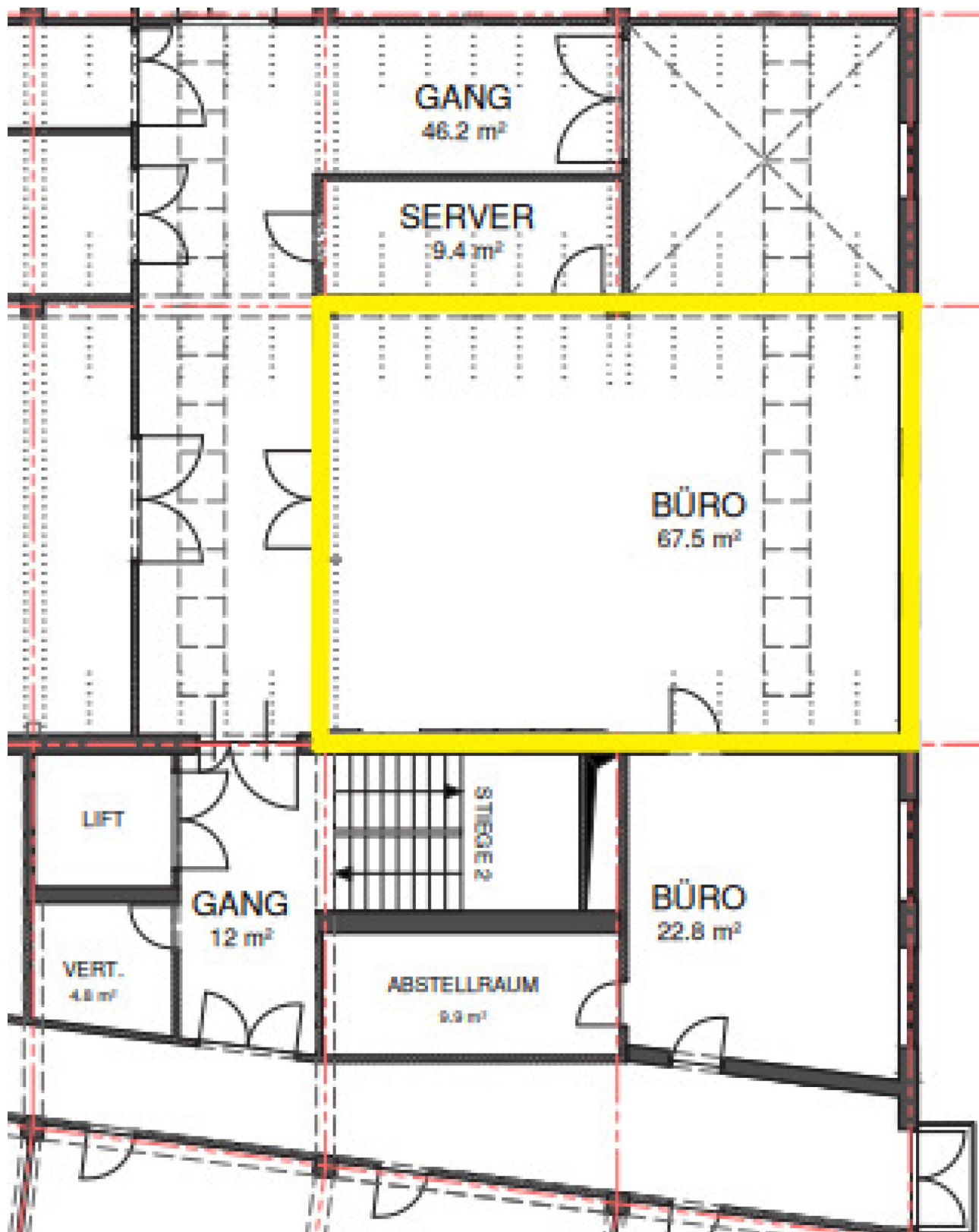
Others

ATM	500 m
Bank	500 m
Post office	500 m
Police	500 m

Stated distance as the crow flies / source: OpenStreetMap



Plan





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The above details are based on information and documents by the owner. For the sake of clarity, we would like to retain, by renting or purchasing of one by us nameable properties, the following commissions accrue: renting: 2 gross monthly rent plus 20% VAT. or when purchasing: 3% plus 20% VAT commission fee. (according to fee ordinance for realtors, BGBl. 262 and 297/1996) We indicate that we might have a close economic relationship to the owner. Terms and conditions apply. Errors excepted.