



1140 Wien | Industrial | Property no.: 27030

## storage space in business center



Your contact person

**Aslan Kurtaran, MBA**

Geschäftsführer

+43 1 328 8818-0

+43 699 1178 5193

[kurtaran@expatri-consulting.com](mailto:kurtaran@expatri-consulting.com)

[www.expatri-consulting.com](http://www.expatri-consulting.com)



## storage space in business center



### 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.

Currently, we are offering you a storage between **4 m<sup>2</sup> and 30 m<sup>2</sup>** on the 1st floor of the Grothusen Business Center. Access, as well as loading and unloading, is easily accessible through a large roll-up door, and a spacious freight elevator is at your disposal.

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

National - Tel: 06991 178 5193

International - Tel: +43 6991 178 5193

E-Mail: [kurtaran@expat-consulting.com](mailto:kurtaran@expat-consulting.com)



## Key data

Usable area: approx. 20 sqm  
Storage area: approx. 20 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: C 80 kWh/m<sup>2</sup>year  
Energy efficiency rating: C 1.17

## Amenities

Elevator: freight elevator

## Price information

Total Rent:	€441.60
Rent:	€300.00
Operating costs:	€68.00
VAT:	€73.60
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Total monthly costs:	€441.60



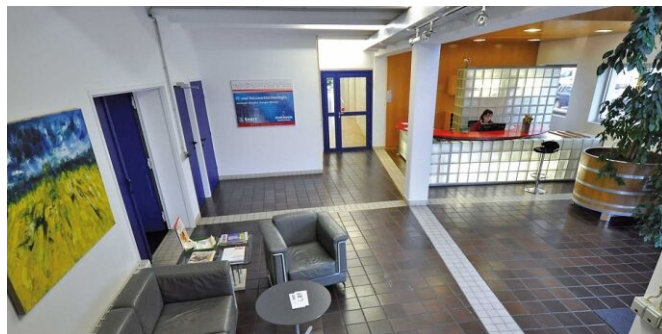
Graben 7 / 8  
1010 Vienna · Austria  
[www.expatri-consulting.com](http://www.expatri-consulting.com)

tel +43 1 328 8818-0  
fax +43 1 328 8818-60  
[office@expatri-consulting.com](mailto:office@expatri-consulting.com)

## More photos



Business Center Grothausen



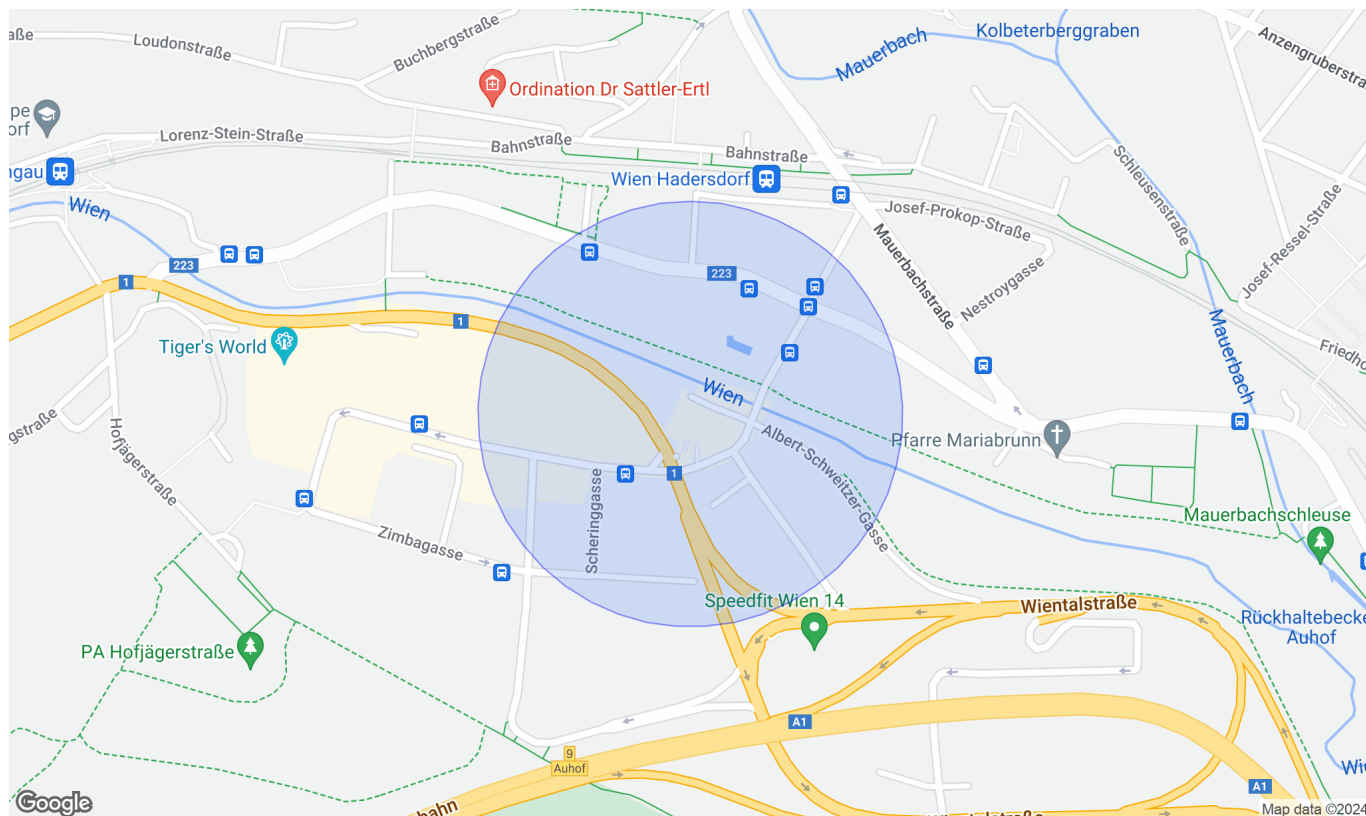
Foyer Business Center





## 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



Graben 7 / 8  
1010 Vienna · Austria  
[www.expat-consulting.com](http://www.expat-consulting.com)

tel +43 1 328 8818-0  
fax +43 1 328 8818-60  
[office@expat-consulting.com](mailto:office@expat-consulting.com)

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