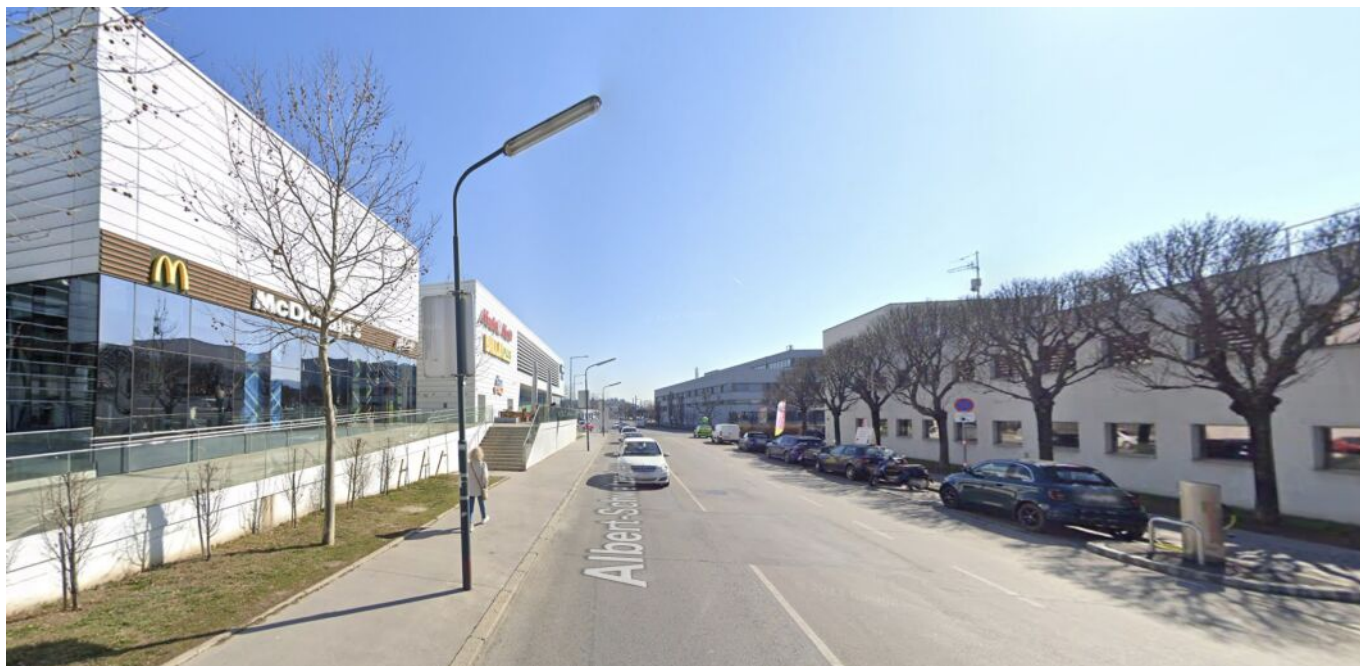




1140 Wien | Retail | Property no.: 27041

## storage space in business center



Your contact person

**Aslan Kurtaran, MBA**

Geschäftsführer

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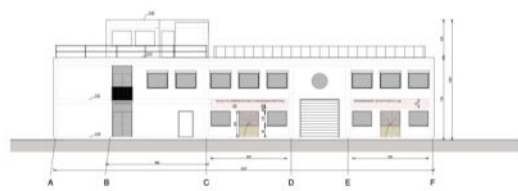
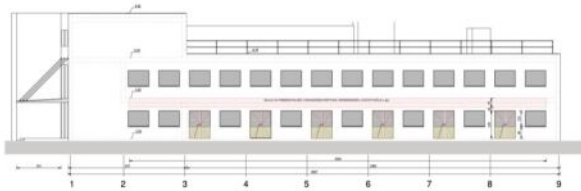
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## storage space in business center



### 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 **113 m<sup>2</sup>** storage space 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.

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## Key data

Usable area:	approx. 30 sqm	Type of use:	Commercial
Floor:	ground floor	For occupation:	2024-03-01
		Renting time:	5 years
		Heating:	central heating
		Location assessment:	very good
		Architecture:	new building
		Condition:	good
		Energy Performance Certificate	
		Valid until:	29.02.2024
		Annual thermal energy index:	<span>C</span> 80 kWh/m <sup>2</sup> year
		Energy efficiency rating:	<span>C</span> 1.17

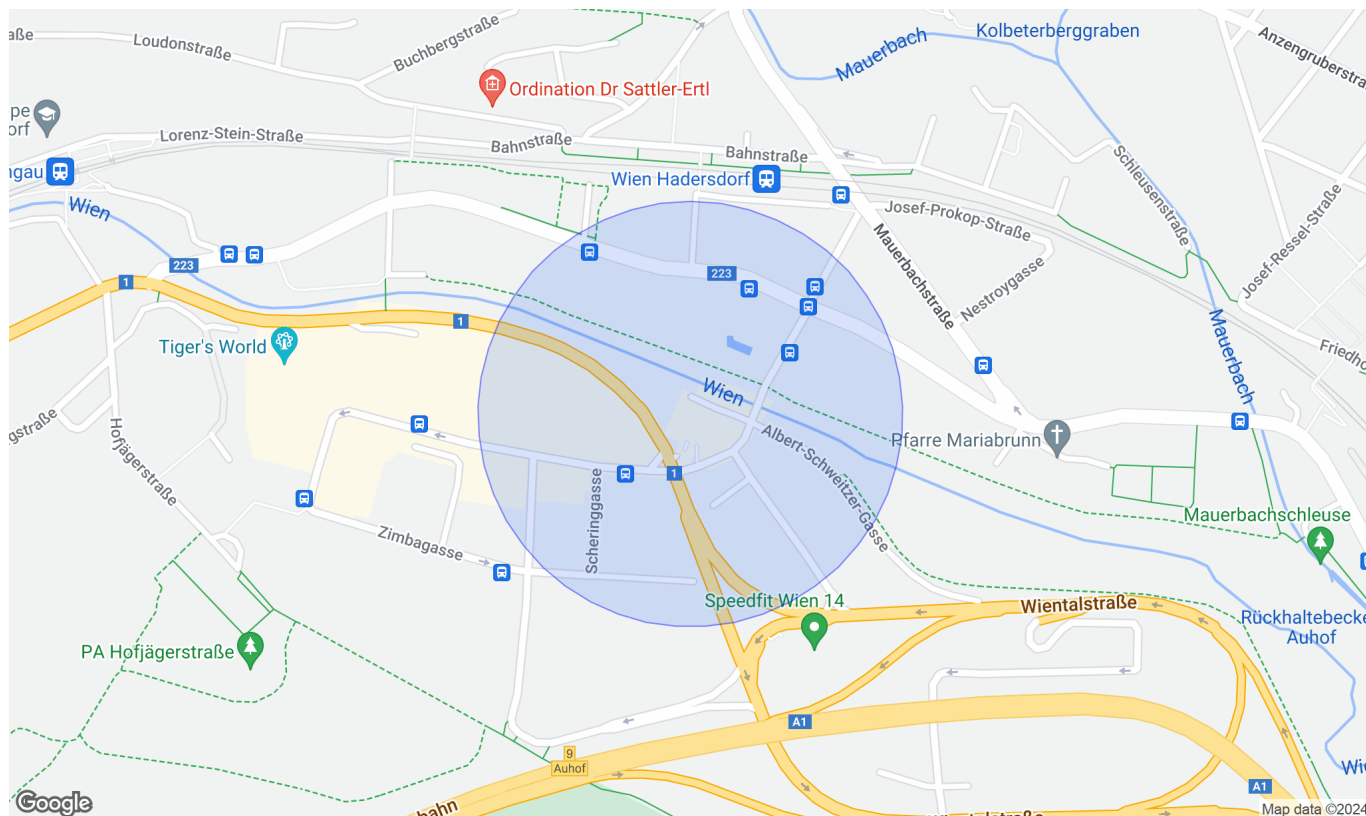
## Price information

Total Rent:	€1,373.00	Deposit:	3 months gross rent
Rent:	€1,268.00	Fee charging:	€823.80
Operating costs:	€105.00	Commission:	3 months gross rent plus 20% VAT
Total monthly costs:			
€1,373.00			



## 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



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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.