



1140 Wien | Industrial | Property no.: 27046

## storage space in business center



Your contact person

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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 m²** 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. 5 sqm | Type of use:                   | Commercial                   |
| Storage area: | approx. 5 sqm | For occupation:                | ab sofort                    |
| Floor:        | 1 floor       | 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/m²year |
|               |               | Energy efficiency rating:      | <span>C</span> 1.17          |

## Amenities

|           |                  |
|-----------|------------------|
| Elevator: | freight elevator |
|-----------|------------------|

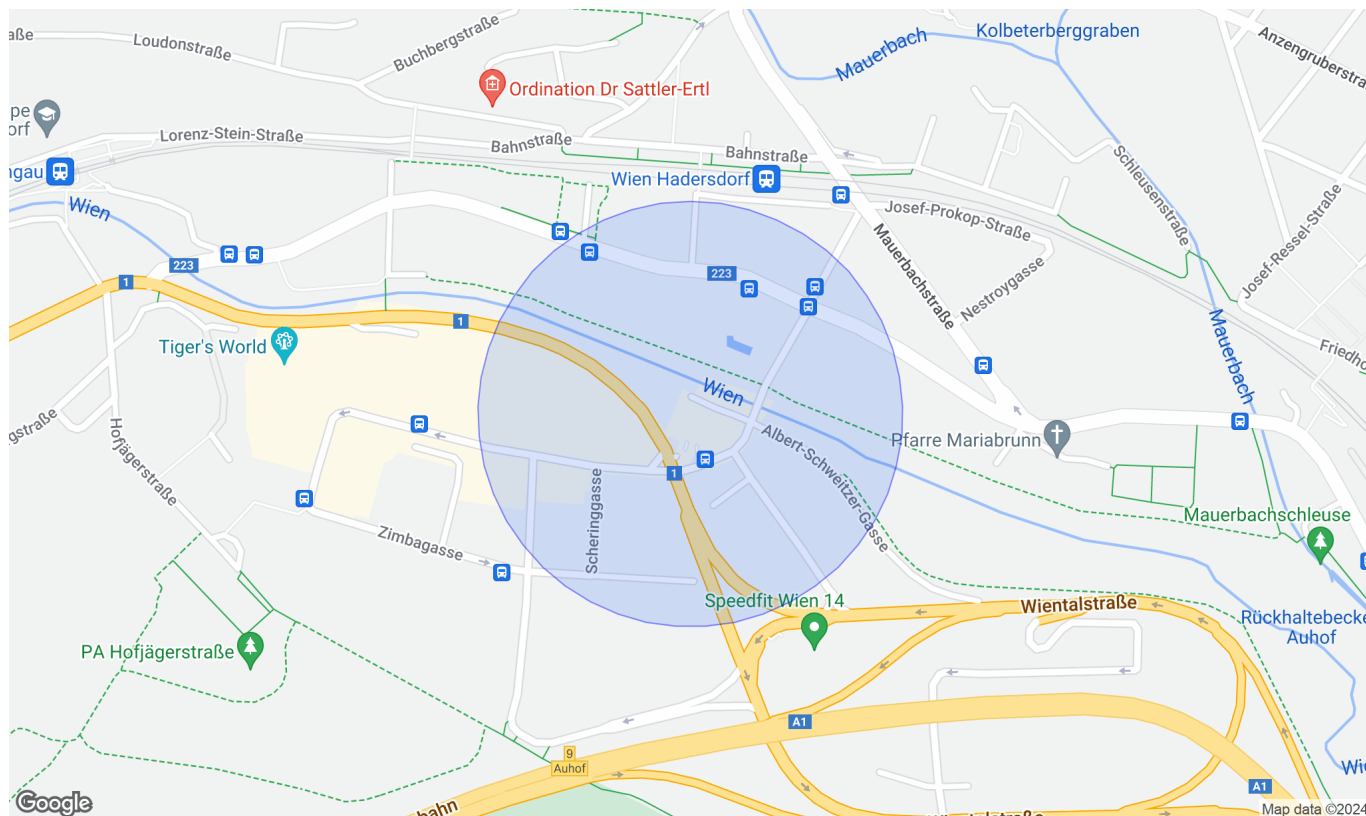
## Price information

|                      |         |             |                               |
|----------------------|---------|-------------|-------------------------------|
| Total Rent:          | €171.60 | Commission: | 3 Monatsmieten zzgl. 20% USt. |
| Rent:                | €125.00 |             |                               |
| Operating costs:     | €18.00  |             |                               |
| VAT:                 | €28.60  |             |                               |
| Total monthly costs: |         |             | €171.60                       |



## 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.