



1010 Wien | Office | Property no.: 26027

Fully furnished office sharing in best location on Graben



Your contact person

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Location

Stephansplatz, Graben

Description

A prestigious firm offers a shared office for rent in a prime location on Graben. The spacious office is located in a beautiful old building with a view of the Stephanskirche. Currently, there is a larger room (32m²) available. There is also a large reception area/waiting room with high quality furniture, as well as a communal kitchen for shared use.

In addition, a separate telephone network can be ordered and the network cabling with internet, a printer and the existing exclusive furniture can be shared. These premises are ideal for tax consultants or lawyers, as business cooperation and synergies can be developed. The monthly fee (1850 euros net) includes the room and the rest of the general areas that can be shared, including infrastructure.

If you are about to take the leap into self-employment or would like to change, please contact us without obligation for a confidential conversation to get to know each other personally.

Info about the space:

This office is located in a prime central location in the 1st district in a historic building from 1875 with articulated facade between Stock am Eisenplatz, Stephansplatz and the Graben. The office has a total area of approx. 220m², whereby only 1 room is rented. It offers a very representative reception area, an adjoining room, a kitchen and 2 toilets. Bring your computer and you can get started right away. Internet (CAT6) and telephone are available, and the office is fully equipped with modern office furniture, including 3 desks with saddle leather swivel chairs, 3 mobile pedestals, 1 meeting table with 4 visitor chairs each, 2 filing cabinets, and 3 display cases, also for folders.

The connection to the public transport network (subway Stephansplatz) and the local supply by various stores are given.

For viewings and further information we are at your disposal!

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Key data

Usable area: approx. 90 sqm
Office area: approx. 52 sqm
Total area: approx. 220 sqm

Floor: 4 floor
Rooms: 1
Restrooms: 2

Type of use: Commercial
For occupation: Ab sofort
Furnishing: furnished
Heating: radiator

Location assessment: very good
Architecture: resale
Condition: good
Construction year: 1875

Energy Performance Certificate
Annual thermal energy  57.84 kWh/m²year
index:

Amenities

Flooring: tiles, parquet
Elevator: passenger elevator
Energy source: gas
View: town view
Rooms: swing doors

Lighting: workplace-friendly lighting
Electric: IT cabling CAT 6
Restrooms: toilets, guest toilet
Kitchen: fitted kitchen
Extras: underground station close by, storage room

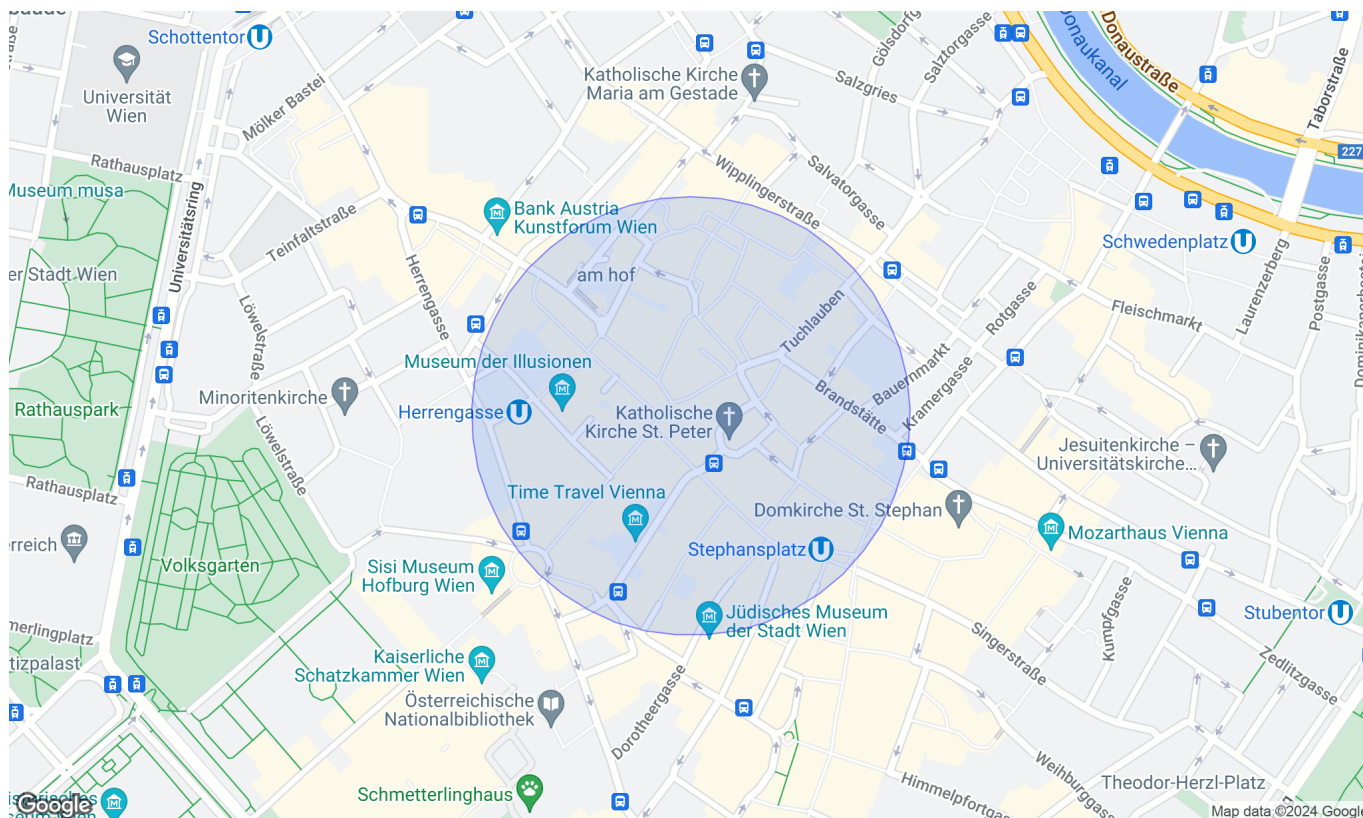
Price information

Total Rent:	€2,500.00
Rent:	€1,850.00
Operating costs:	€200.00
Heating costs:	€100.00
Furniture hire:	€300.00
Others:	€150.00
Total monthly costs:	€2,600.00



Location

1010 Wien



Infrastructure/distances (POIs)

Health

Physician	500 m
Pharmacy	500 m
Clinic	1,000 m
Medical building	1,500 m

Local supply

Supermarket	500 m
Bakery	500 m
Shopping centre	1,000 m

Transport

Bus	500 m
Subway	500 m
Tram	1,000 m
Train station	500 m
Motorway junction	3,500 m

Children & schools

School	500 m
Kindergarten	1,000 m
University	500 m
Secondary school	1,000 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.