



GewerbePark Guntramsdorf

Industriestraße 9
2353 Guntramsdorf

Top 1.5

Effective area Floor Type
142,22 m² **2. OG** **Office**

Total rent
€ 2.166,59



Ing. Michael Finding

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E-Mail michael.finding@ig-immobilien.com

[Pictures](#)

[Details](#)

Floor Plan
Teeküche, Bürofläche, 2 WCs

Fittings
EDV Verkabelung, Telefonanschluss, Klimaanlage, moderne Einbauküche,
Außenjalousien

Conditions
sehr gut

Style
Neubau, 1998

Available
ab sofort

Lease Terms
befristet

Elevator
ja

Parking Space
ja

Heat
Gas - Zentralheizung

Energy Certificate
C, 61.1 kWh/m²a

Cost Details

Monthly Costs	€/m ²	VAT %	NET	PRE-TAX
Rent	10,00	20	1.422,20	1.706,64
Operating Costs *	2,02	20	287,29	344,75
Heating Costs **	0,68	20	96,00	115,20
Total	12,70	-	1.805,49	2.166,59

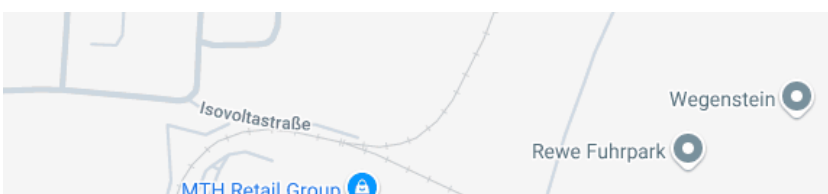
*)The operating costs are advance payments. The amount of these costs may change after the rendering of the annual accounts.

***) Heating costs are invoiced according to consumption or per square metre depending on the type of object at the end of each year and are included in the total costs as prepayment.

One-time costs	€
Deposit	9 700,00
Commission	keine
One-Off Payment	keine Ablöse

Please note, that IG Immobilien Management GmbH is in a fiduciary and fiscal relationship with the real estate object's proprietor.

Maps



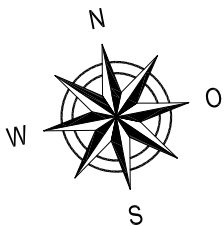
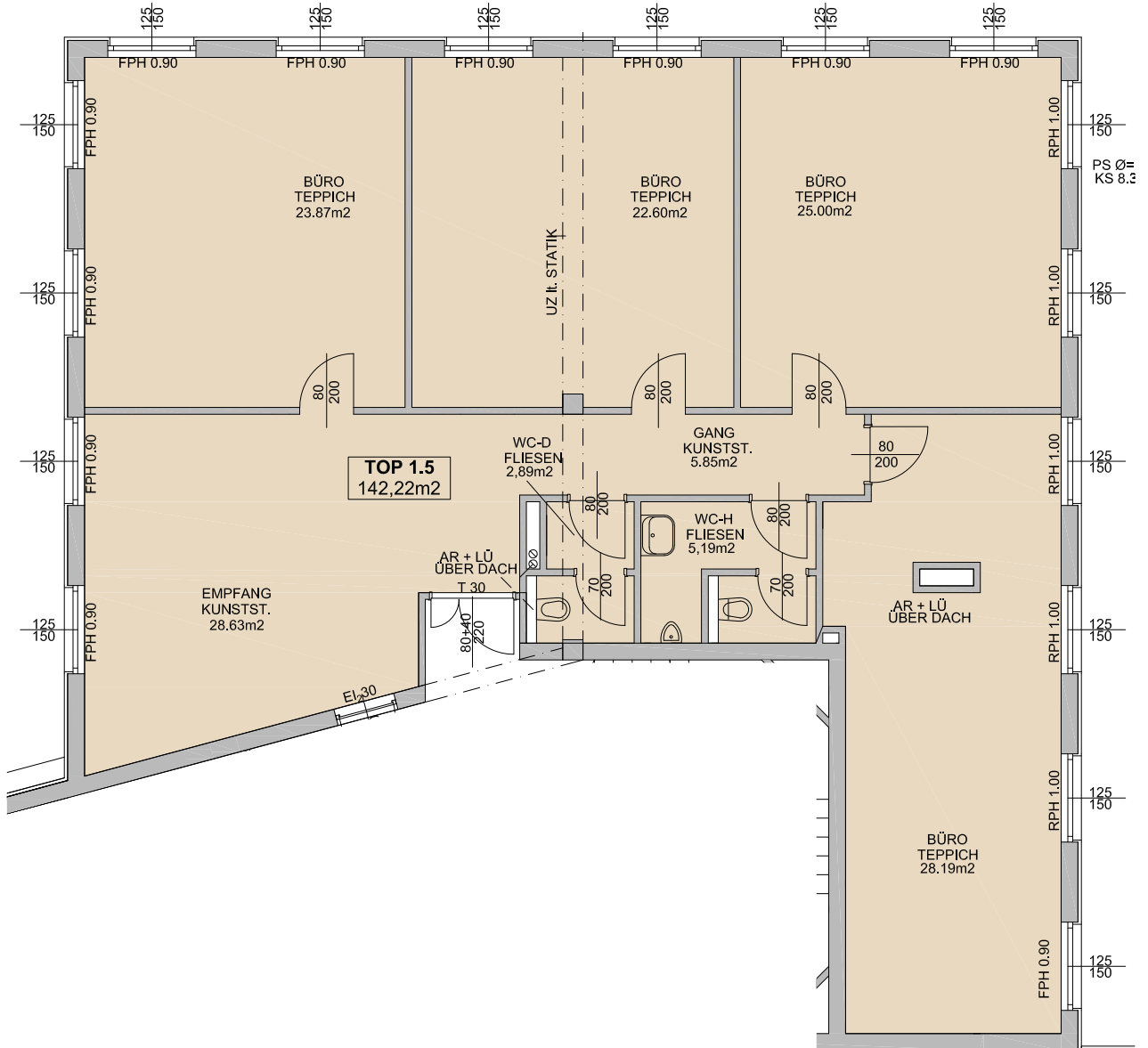
Address
GewerbePark Guntramsdorf



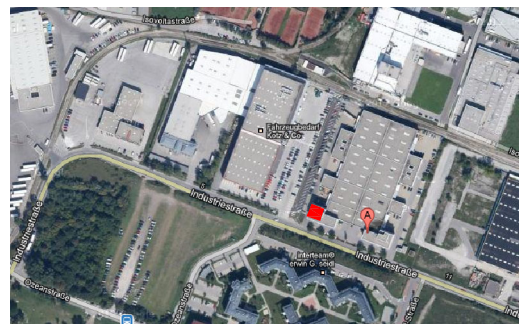
Industriestraße 9
2353 Guntramsdorf

Industriestraße 9, 2353 Guntramsdorf OG 2 - TOP 1.5

Nutzfläche: 142,22 m²
Eigentümer: IG Immobilien Invest GmbH



LAGEPLAN - genordet



±5,0% Flächendifferenz möglich!

Die in den Plänen vorhandenen Abmessungen sind nicht für die Bestellung von Einbaumöbeln verwendbar - Naturmaße nehmen erforderlich! Änderungen vorbehalten! Die Einrichtung ist illustrativ dargestellt, Ausstattung lt. gültiger BAB.