

#### ENGLISH~

## CONTACT

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#### **BASIC DATA**

object number:	3056/935
object type:	Commercial
state:	Niederösterreich
address:	3361 Aschbach-Dorf
total costs:	€ 256
Effective area:	approx. 50.00 - 660.00 m <sup>2</sup>

### DESCRIPTION

#### SELF STORAGE - RENTAL SPACE IN A CENTRAL LOCATION IN VARIOUS SIZES

We are particularly pleased to be able to offer you interesting and affordable office and storage space in a prime location, right in the Gunnersdorf business park (near Amstetten with a motorway connection in just 6 kilometers).

Central location and easy accessibility, only a few minutes' drive from the motorway. Well-kept area with its own parking spaces and truck access.

Office space from 50 m<sup>2</sup> to approx. 660 m<sup>2</sup> possible!

Electricity, heating, water, internet connection, power supply high voltage available.

The rental areas will be handed over cleaned and without furniture.

Deposit: 6 gross monthly rent

Rent price warehouse: 3.90 / m<sup>2</sup> + operating cost 0.36  $\in$  / m<sup>2</sup> + VAT Office rent:  $\in$  4.9 / m<sup>2</sup> + operating cost  $\in$  0.36 / m<sup>2</sup> + VAT

The following tops are still available:

Top 5, warehouse, approx. 50 m<sup>2</sup>

Top 14a, cellar / warehouse, no water connection, approx. 90 m<sup>2</sup>, room height approx. 3.5 meters

Top 10a, well-kept office, cca. 58 m<sup>2</sup>, ground floor, gas heating, room height cca. 3 meters

Top 12b, friendly office, cca. 50 m<sup>2</sup>, upper floor, gas heating, room height cca. 3 meters,

Top 15, bright office, cca. 87 m<sup>2</sup>, upper floor, central heating / gas, room height cca. 3 meters

Top 16, bright office, cca. 70 m<sup>2</sup>, upper floor, central heating / gas, room height cca. 3 meters

Top 17b, bright office, approx. 73 m<sup>2</sup>, upper floor, central heating / gas, room height cca. 3 meters

Top 18a, large office, approx. 82 m<sup>2</sup>, upper floor, central heating / gas, room height approx. 3 meters - possible together with top 18b - results in approx. 430 m<sup>2</sup>.

Top 18b, very large office, approx. 348 m<sup>2</sup>, upper floor, central heating / gas, room height approx. 3 meters - possible together with top 18a - results in approx. 430 m<sup>2</sup>.

Theoretically, even due to the ideal position of he single tops, top 15 - top 18b could be rented together if necessary, which corresponds to a fabulous office space of approx. 660 m<sup>2</sup> !!

We look forward to your inquiry and would like to welcome you as a new tenant soon!

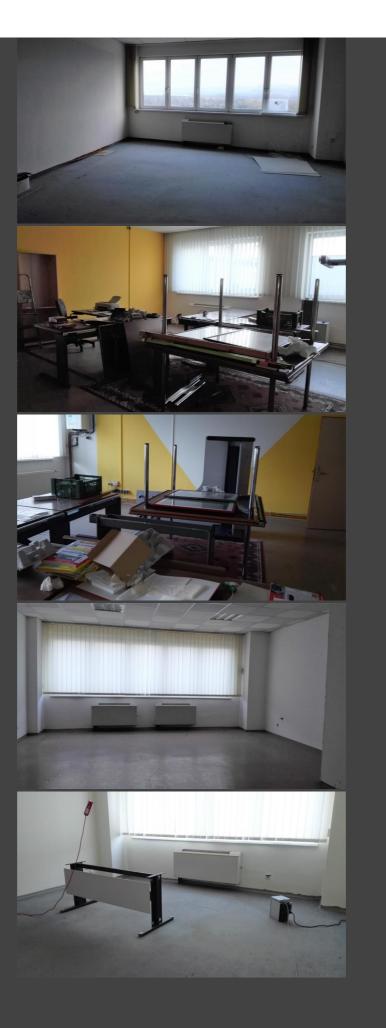
Net rent:	€ 195	
VAT rent	€ 39	
gross rent:	€ 234	
operating costs:	€ 22	
total costs:	€ 256	
Deposit:	€ 1,764	
tenant commission:	3 MM plus 20% VAT	

Effective area:

approx. 50.00 - 660.00 m²



















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Imprint

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