

Large office near the center of Zell am See

office area for rent in 5700 Zell am See

Object ID: 6209

Basic rent: **2,093.37 EUR**



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Object ID	6209
Object types	office / surgery, Office area
Address	(Zell am See (alle Ortsteile)) 5700 Zell am See Salzburg
Office space ca.	22.33 m ²
Wesentlicher Energieträger	Öl
Year of construction	1976
Condition	like new
Heizwärmebedarf (HWB)	170.00 kWh/(m ² ·a) (Klasse G)
Parking spaces	3
Provisionspflichtig	Ja
Security Deposit	€ 7193,71
Basic rent	2,093.37 EUR
operating costs	304.53 EUR
Rent including heating	2,397.90 EUR



Objektbeschreibung

The large office with approx. 168 m² of space is located on the first floor of a residential and office building. The office was completely renovated in 2019.

The house is located in a central and good location of Zell am See and is easily accessible by car or public transport.

The office offers a spacious interior design and a large storage room.

The property is for long term rent. Ample parking is available in front of the house. (currently 3 parking spaces are included in the rental price, if required, additional parking spaces can be rented).

We are looking forward to a personal conversation.

Equipment

Office with 168,48 m² effective area, store room with 22,33 m² and 3 parking plots (additional parking plots on demand)



Location

Zell am See is placed in one of the most considerable holiday regions in Austria and ranks among the top-addresses of international resorts. Diversity in sports, whether in summer or winter is a priority here. Restaurants, banks, shopping centre and shopping malls lie in the close proximity. Also the 'Areit' the cable car to the 'Schmittenhoehe' is reachable in a few minutes by foot. The city of Zell am See (approx. 9,638 inhabitants, 760 m above sea level) is placed in one of the most considerable holiday regions in Austria and has together with partner community Kaprun more than 13,500 guest beds and over two millions overnight stays yearly. The downtown of Zell am See offers a pedestrian area with numerous shopping facilities, restaurants and bars. In winter the home mountains of Zell am See, 'Schmittenhoehe' (1,965 m, www.schmitten.at) and the glacier-ski area 'Kitzsteinhorn' (3,203 m, www.kitzsteinhorn.at) offer in total 56 cable cars and lifts as well as 132 km pistes. The two well-provided ski areas guarantee ski fun of a unique manner. 100 % snow-reliability is guaranteed by glacier-ski area. Off the pistes you find numerous alternatives like tobogganing, hiking or cross-country skiing. There is unbridled fun after a ski-day at the après-ski. In summer: Many hiking- and walking trails as well as cosy alp lodges invite for walking tours in summer. The lake of Zell am See, which has drinking water quality, invites you to water sports or just for cooling-down. For friends of golf, the golf course in Zell am See - Kaprun offers 36 impressive greens.

Further information about this region: www.zellkaprun.com Infrastructure:

The railway station of Zell am See is located directly in the center.

The next airports are: Salzburg (85 km), Innsbruck (145 km), Munich (207 km)



Büro in Zell am See!

Büro 1

Büro 1

Büro 2

Büro 3

Flur_2



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