

Leasing Information



5 Queens Rd, Melbourne, VIC, 3004

Stunning Top Floor Tenancy With Lake & Bay Views

A stunning tenancy on the top floor of this A Grade property in the St Kilda Rd precinct. The tenancy comprises 600m² of fully fitted space with expansive views over Albert Park Lake and Port Philip Bay. The property has undergone extensive refurbishment in recent years to include a new lobby, forecourt, End of Trip and individual floor lobbies. A vibrant cafe is situated on the ground floor and there is a private and public car park in the basement, which offers convenience for visitors. Available 11 October 2019 and a MUST TO INSPECT.

Property Details:

Size (m ²)	600
Suite	01.10
Level	10
Rent (\$pa)	\$315,000.00
Rent (\$m ² /pa)	\$525
Outgoings	Estimated at \$149/sqm pa plus GST
Parking	10 Secure Basement Spaces
Parking Rent	\$360 per space PCM ++
Lease Type	Direct
Term	Minimum 5 Years
Option	Negotiable
Rent Review	Annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable
NABERS	4.5 Star
Comment	Fully Fitted Tenancy

All prices, rents etc are quoted exclusive of GST which is an additional charge payable by the Lessee/Purchaser.

Every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers/tenants are advised to carry out their own investigations. Details herein do not constitute any representation by the vendor/lessor or the Agent and are expressly excluded from any contract.

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Related Properties:

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
01.07.8	1700.00	07.08	\$475	\$807,500.00 pa Net	Sub-Lease

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