

# Leasing Information



464 St Kilda Rd, Melbourne, VIC, 3004

## Whole Fully Fitted 1,730m2 Floor

On the western side of St Kilda Rd between the cross streets of Leopold St and Arthur St.

A prominent St Kilda Rd landmark building owned and occupied for many years by VACC has recently been purchased by Abacus Property and a JV partner who will undertake a substantial refurbishment of the building in 2021. Level 4 (1,730m2) is available for lease on a short term basis until July 2021. The space presents extremely well with a modern, functional fit out, previously occupied by an Ad Agency. Reception area Approximately 134 work stations 9 offices 3 meeting rooms Large boardroom Large breakout area Server room and storage rooms Very competitive lease terms on offer.

### Property Details:

Size (m <sup>2</sup> )	1730
Suite	01
Level	04
Rent (\$pa)	\$544,000.00 pa Net
Rent (\$m2/pa)	\$320
Outgoings	Estimated at \$152/sqm pa plus GST
Parking	13 single and 3 tandem spaces
Parking Rent	\$340 per space PCM
Lease Type	Direct
Term	Until July 2021
Option	Not available
Rent Review	Fixed Annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable
NABERS	3.5 Star
Comment	Fully Fitted Whole Floor

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.

**Related Properties:**

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
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