

# Leasing Information



324 St Kilda Rd, Melbourne, VIC, 3004

## Top Floor For Lease

Located at the northern end of St Kilda Rd adjacent to the Shrine of Remembrance.

Two fully fitted floors are available to lease in the former Target HQ. Ground and Level 7 (top) floor are available in December and September 2020 respectively. Stunning view over the Shrine of Remembrance.

### Property Details:

Size (m <sup>2</sup> )	916
Suite	01.07
Level	07
Rent (\$pa)	\$366,400.00 pa Net
Rent (\$m2/pa)	\$400
Outgoings	Estimated at \$130/sqm pa plus GST
Parking	Secure basement spaces
Parking Rent	\$340 ps PCM
Lease Type	Direct
Term	Minimum 5 Years
Option	Negotiable
Rent Review	Fixed annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable
NABERS	3 Star
Comment	Fully Fitted Top 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.

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## Related Properties:

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