

Leasing Information



312 St Kilda Rd, Melbourne, VIC, 3004

Top Floor in A Grade Building

At the corner of St Kilda Rd and Coventry St, opposite The Shrine and Barracks.

The top floor of this A grade commercial building, which will be fully refurbished to open plan, is available for lease in Q1 2021. The property is undergoing major upgrades including brand new lifts, EoT and a complete refurbishment of level 6 and on floor amenities. These works are due for completion in November 2020. There is a large rooftop area available with level 6. A new cafe is due to open at the ground floor entry. A 270 space commercial car park managed by Secure Parking is located in the basement of the building.

Property Details:

Size (m ²)	1507
Suite	01.06
Level	06
Rent (\$pa)	\$730,895.00 pa Net
Rent (\$m2/pa)	\$485
Outgoings	Estimated at \$179/m2 pa plus GST
Parking	270 space car park
Parking Rent	TBC
Lease Type	Direct
Term	Minimum 5 Years
Option	Negotiable
Rent Review	Fixed annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant
NABERS	4.5 Star
Comment	Fully Refurbished Open Plan 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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