

Leasing Information



476 St Kilda Rd, Melbourne, VIC, 3004

Fully Fitted Whole Floor

A prominent position on the western side of St Kilda Rd between Louise St and Leopold St.

The second top floor of this modern building is available on flexible sub-lease terms or a new direct lease. Level 6 has been fitted out to the highest of standards and offers huge cost savings to an incoming tenant. Other benefits include a ground floor cafe and an above average secure car parking allocation.

Property Details:

Size (m ²)	1079.5
Suite	01.06
Level	06
Rent (\$pa)	\$453,180.00 pa Net
Rent (\$m2/pa)	\$420
Outgoings	Estimated at \$133.50/m2 pa plus GST
Parking	20+ basement spaces
Parking Rent	\$340 per space PCM ++
Lease Type	Sub-Lease
Term	Until 30 November 2023
Option	Not available
Rent Review	Fixed annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant
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.

Thorburn Commercial Property Pty Ltd
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Related Properties:

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
01.02	501.00	02	\$420	\$210,420.00 pa Net	Direct

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