

Leasing Information



437 St Kilda Rd, Melbourne, VIC, 3004

Fully Fitted Tenancy - 330m²

At the corner of Slater St and St Kilda Rd.

437 St Kilda Rd is a modern, boutique office building providing a high standard of accommodation for companies wanting to create a positive image. There are modern End of Trip on the Ground Floor level and a new cafe has recently opened. The tenancy on level 4 has the benefit of a modern fit out in walk-in condition.

Property Details:

Size (m ²)	330
Suite	01.04
Level	04
Rent (\$pa)	\$138,600.00 pa Net
Rent (\$m ² /pa)	\$420
Outgoings	Estimated at \$197/sqm pa plus GST Estimated at \$140/sqm pa plus GST
Parking	4 Basement Spaces
Parking Rent	\$350 per space PCM ++
Lease Type	Direct
Term	Flexible
Option	Not available
Rent Review	Fixed Annual Increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable
NABERS	3 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
01.05	310.00	05	\$420	\$130,200.00 pa Net	Direct

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