

Leasing Information



484 St Kilda Rd, Melbourne, VIC, 3004

1,015m2 Tenancy

At the corner of Louise Street and St Kilda Rd
Arguably St Kilda Rd's finest building, with an array of large corporate tenants such as Glencore, Frasers and SAP. 484 St Kilda Rd has many features including a thriving ground floor cafe, secure bike racks and modern male and female shower and change facilities. Level 4 will become available in June 2020 and will be refurbished to the highest of standards. The landlord is prepared to sub-divide the tenancy into smaller suites. Substantial base building upgrade works will take place in 2020, including: Brand new lifts (motors and cars) New ground floor lobby Brand new state of the art End of Trip New individual floor toilets & Lobbies

Property Details:

Size (m ²)	1015
Suite	01.04
Level	04
Rent (\$pa)	\$487,200.00 pa Net
Rent (\$m2/pa)	\$480
Outgoings	\$166/sqm pa
Parking	Basement and External Spaces
Parking Rent	\$360 per space pcm
Lease Type	Direct
Term	Negotiable
Option	Negotiable
Rent Review	Fixed annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Lessee
NABERS	4 Star
Comment	To be fully refurbished

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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