

Leasing Information



476 St Kilda Rd, Melbourne, VIC, 3004

Level 2: Fully Fitted Tenancy

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

A fully fitted tenancy is available on the St Kilda Rd facing side of this modern building. There is an abundance of natural light and a quality fit out, representing a huge cost saving. Other benefits include a ground floor cafe and an above average secure car parking allocation.

Property Details:

Size (m ²)	501
Suite	01.02
Level	02
Rent (\$pa)	\$210,420.00 pa Net
Rent (\$m2/pa)	\$420
Outgoings	Estimated at \$133.50/m2 pa plus GST
Parking	Secure basement spaces
Parking Rent	\$340 per space PCM ++
Lease Type	Direct
Term	Negotiable
Option	Available
Rent Review	Fixed annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant
NABERS	3.5 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
01.06	1079.50	06	\$420	\$453,180.00 pa Net	Sub-Lease

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