

# Leasing Information



468 St Kilda Rd, Melbourne, VIC, 3004

## L4: Small Fitted Tenancy

Between Leopold St and Arthur Street on the western side of St Kilda Rd. 468 St Kilda Rd occupies a prime position on St Kilda Rd. New End of Trip Facilities have been completed and there is a vibrant cafe on the ground floor. Most available tenancies have the benefit of existing fit outs that represent huge cost savings to the incoming tenant. Very competitive and flexible lease terms are on offer. Current availability: Level 1: 173m2 (1 June 2021) Level 1: 700m2 (immediate) Level 2: 152m2 (sub-lease, available now) Level 2: 290m2 (sub-lease, available now) Level 4: 306m2 (1 December 2021) Level 4: 114m2 (immediate) Level 8: 241m2 (immediate) Level 8: 194m2 (immediate)

### Property Details:

Size (m <sup>2</sup> )	114
Suite	01.04
Level	04
Rent (\$pa)	\$39,900.00 pa Net
Rent (\$m2/pa)	\$350
Outgoings	\$139.84/sqm pa
Parking	Basement Spaces
Parking Rent	\$350 ps pcm
Lease Type	Direct
Term	Minimum 3 years
Option	Negotiable
Rent Review	Negotiable
Cleaning	Payable by Tenant
Congestion Levy	Payable by Lessee
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.

## Related Properties:

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
01.02	153.00	02	\$380	\$58,140.00 pa Net	Direct
02.02	290.00	02	\$380	\$58,140.00 pa Net	Direct

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