

# Leasing Information



570 St Kilda Rd, Melbourne, VIC, 3004

## Fully Refurbished Top Floor

Situated on the western side of St Kilda Road, between Roy and Beatrice Streets. The building is well serviced by cafes, restaurants and public transport.

570 St Kilda Road is currently undergoing an extensive refurbishment of the external forecourt, ground floor lobby and End of Trip. Level 7, the top floor of the building, is available for lease and has been fully refurbished to the highest of standards. The Owners prepared to sub-divide level 7 if required and subject to agreement on satisfactory terms.

### Property Details:

Size (m <sup>2</sup> )	1033
Suite	01.07
Level	07
Rent (\$pa)	\$413,200.00 pa Net
Rent (\$m2/pa)	\$400
Outgoings	Estimated at \$154/sqm pa plus GST
Parking	Basement spaces
Parking Rent	\$340 ps pcm
Lease Type	Direct
Term	Negotiable
Option	Negotiable
Rent Review	Annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable
NABERS	3 Star
Comment	Refurbished Open Plan 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.

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## Related Properties:

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
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