



**Suite 1416, 1418, 1420, 1 Queens Road, Melbourne**



## Top-Floor Office – Secure Investment Opportunity

Discover a modern 110sqm office space that has been set up for an impressive education and training facility. Located on the top office floor, this property boasts floor-to-ceiling windows, flooding the space with natural light and offering a bright, inspiring environment.

### Key Features:

- Current annual rental return of \$42,760 – solid income stream
- Fixed annual increases - providing rental growth
- 5-year lease with a 5-year option – long-term stability
- New Timber floors – warm, professional aesthetic
- Glass partitions – creating defined yet open workspaces
- Three large open-plan areas – flexible layout for various business needs
- Dedicated boardroom space – ideal for meetings and collaboration
- Securely leased to AdviseU – strong secure tenant
- Modern design & premium location – suited for professionals

This office presents an excellent investment opportunity, combining functional workspace with the stability of a long-term lease.

Please contact Matt Stedman on 0405 129 100 for more information or to arrange an inspection.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

### Price

### Property Type

### Property ID

### Office Area

Contact Agent

Commercial

1074

110 m2

### Agent Details

Matt Stedman - 0405 129 100

### Office Details

Cheltenham

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