



311, 480 Collins Street, Melbourne



## FOR SALE COLLINS STREET Investment Office with new lease.

This Office/Meeting Suite in the 480 Collins Street Building could be a great Commercial addition to your Investment portfolio.

- **Suite 311 of 34m2 approx. and has 2 entrances**, allowing subdivision 2 sep offices.
- **There is currently a lease to 26 April 2026 with 3 further terms of 1 year each.**
- The building is located in a prime Collins Street Position, on the North side between King & William Streets.
- There is onsite commercial parking.
- The Building has privately owned as Office Suites and serviced apartments, with reception on the Ground Floor.
- There are shops and a food court on-site for the convenience of the occupants.
- A Gym, pool and health facility is also located on L3.
- **The Office is LEASED @ \$20,600.00 Gross Per annum plus GST.**
- Office administration services available at an extra cost.
- Note: Furniture in photos **not included** in the sale.

33.80m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	539
<b>Land Area</b>	33.80 m2
<b>Office Area</b>	34 m2

### Agent Details

Matt Stedman - 0405 129 100

### Office Details

Cheltenham  
15/148 Chesterville Road  
Cheltenham VIC 3192 Australia  
1300 653 004



Please call Robert Heath 0418 335 170 to make an appointment.

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