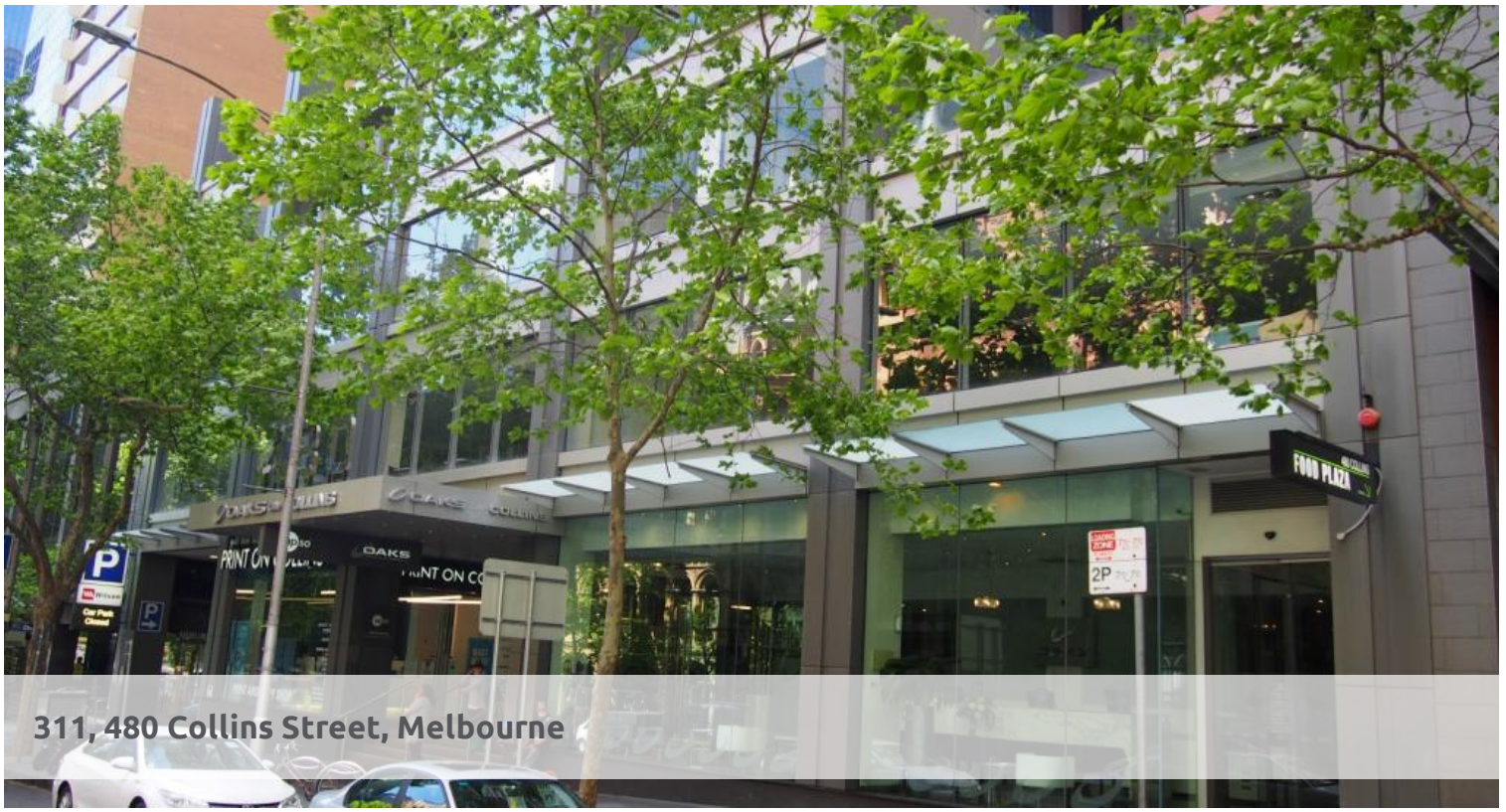


311, 480 Collins Street, Melbourne







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 convivence 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.

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

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.

33.80m2

Price	Contact Agent
Property Type	Commercial
Property ID	539
Land Area	33.80 m2
Office Area	34 m2

Agent Details

Matt Stedman - 0405 129 100

Office Details

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

ALL commercial REAL ESTATE