



## Unit 402, 370 St Kilda Rd, Melbourne



### 3 ROOM OFFICE with open plan - FOR SALE OR LEASE - Big price reduction to SELL!!!

This office comprises approximately 51m2 on title and is well presented.

- The outgoing Tenant has had the premises wired to provide High Speed internet.
- There is also a Security System installed.
- The New AC System in the building allows 24/7 access, also you can control the temp and conditions.
- Amazing Roof top Business Lounge for 30+ people or corporate functions, with projector & catering facilities and AC, free to use via the Building Manager, a fair use policy applies.
- While this suite does not come with a car park, they are available to rent within the building at an extra cost.
- There is all-day parking at the rear of the building as well as 1, 2 & 4 hour street parking.
- Care Park also run a commercial car park in the building complex.
- New LED lighting has been installed.
- These suites have been very popular with Allied Health users and general office users alike.

Please call ROBERT HEATH 0418 335 170 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.

<b>Price</b>	\$215,000.00 ONO
<b>Property Type</b>	commercial
<b>Property ID</b>	653
<b>Land Area</b>	51 m2
<b>Office Area</b>	49 m2

#### Agent Details

Robert Heath - 0418335170

#### Office Details

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