



Suite 623, 1 Queens Rd, Melbourne



THE PERFECT COMMERCIAL OFFICE, with an onsite CAR PARK included.

This well presented Suite comprising approx. 25m2* has some great features:

- Views from the 6th floor looking over **Albert Park Lake and the Bay.**
- 2 good sized offices and a small greating area.
- A very professional entry, with Concierge, Food Court, Restaurant and Coffee.
- Access to Administration & Phone services and Boardrooms @ an extra cost.
- 1 onsite Car Park & Commercial Parking (there is an annual State Govt Congestion Levy of \$1590pa, <https://www.sro.vic.gov.au/car-parks/claim-levy-exemption>) and plenty of Street parking.
- Also great Public Transport with trams nearby and the new Anzac Station close.
- Gym, Showers and end of Trip amenities available too.
- **Enjoy this Office with the Car Park for \$12,000pa, plus Outgoings & GST. Incentives for a long term lease* (conditions apply).**
- Available for immediate occupation. Note: *all m2 areas are approximate.
- Call Robert Heath to arrange an INSPECTION 0418 335 170

1 25m2

Price	Contact Agent
Property Type	Commercial
Property ID	689
Land Area	25 m2
Office Area	25 m2

Agent Details

Matt Stedman - 0405 129 100

Office Details

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



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