



Unit 418, 370 St Kilda Rd, Melbourne



PRIME Refurbished OFFICE with 1 onsite Car Park

This 44m2* approx. Office suite has been fully repainted, has new LED lighting, carpets and blinds and is ready to be occupied. Current lease expires 19 June 2024 as such a GOING CONCERN may apply and GST may not be payable. The Current Tenant may leave early if required.

Features include:

- Great natural light
- Amazing roof top business lounge, seats 30+, also a roof top terrace looking to the shrine and the CBD.
- Building has fast internet*, Foxtel also available*.
- **ONE onsite car park included**, (there is an annual State Govt Congestion Levy of \$1590pa, <https://www.sro.vic.gov.au/car-parks/claim-levy-exemption>) Commercial Car Park on-site.
- 24/7 Air-conditioning available, new system just installed, with own temp controls.
- Cafes abound all around the building, also convenience stores nearby.
- Surrounded by parks and gardens, walk or run at lunch time, with showers on-site.
- Brilliant access to public transport at the front door, also the new Anzac Train station is about a 100 meters away.
- Probably the best run building of its type in St Kilda Road, full time Building Manager.
- *Note all areas are approximate.

1 43.80 m2

Price	\$255,000 ONO
Property Type	Commercial
Property ID	702
Land Area	43.80 m2
Office Area	44 m2

Agent Details

Robert Heath - 0418335170

Office Details

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

