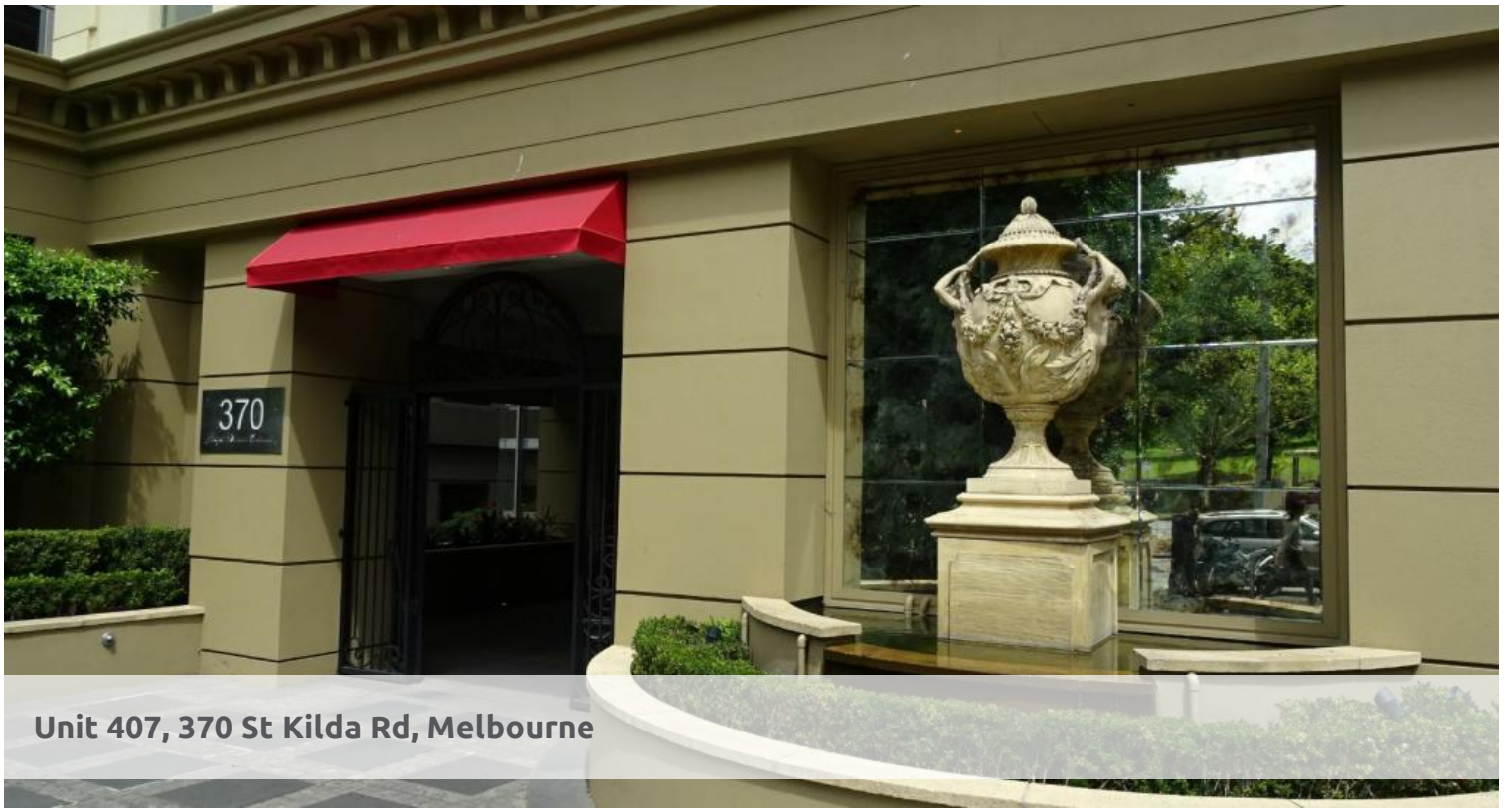


Unit 407, 370 St Kilda Rd, Melbourne







A refurbished Office ready for a new Owner/Investor 1 C/Park Included.

This 64.2 m2* Office is vacant. and comprises a reception waiting area, a facilities room and 3 offices. **The premises has been repainted and has just been recarpeted throghout**. The Building has a new fully upgraded Airconditioning system offering 24/7 access.The property is its proximity to the **ANZAC Station about 100 metres** away*

- **1 secure car park** within the Building (there is an annual State Govt Congestion Levy of $1,590pa, https://www.sro.vic.gov.au/car-parks/claim-levy-exemption) and a public car park next door. **24/7 access**, via electronic pass system, also most areas monitored by Cameras. Building Manager on-site during business hours.
- Amenities on each floor, and new kitchenetts. Some floors have showers.
- There is a **Unique Roof-top Business Lounge** which is currently free to use, based on a fair use policy. This area is airconditioned and has a kitchenette and a projector and can hold 30+ people.
- The Building is very handy to the **CBD**, also **CITY LINK** and the **Westgate.**
- Call **Robert Heath 0418 335 170** for information and an Inspection.
- NOTE: *All areas are approximate. **Conditions apply. *** https://www.sro.vic.gov.au/car-parks/claim-levy-exemption.

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.

52

Price	Contact Agent
Property Type	Commercial
Property ID	757
Office Area	64 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