



Unit 810, 9 Yarra St, South Yarra



### Allied Health Facility FOR LEASE short or long term

**This Facility has water & waste and is generally used on a Fridays only.**

- There is a reception waiting area.
- An admin room and facilities area with a sink and the associated plumbing.
- The next room is a recovery room which could be used by a Psychologist?
- There is a 3rd room set up as a procedures room. Perfect for injectable cosmetics?
- Also a staff room with access to the small balcony.
- The current occupant is looking for another Allied Health provider that would like to share the facility and possibly enter a 12 month commitment.
- We would need to meet with the prospect to discuss the rental rates and their proposed uses. (Subject to Council Approval if required.)
- There is also 1 car park onsite, with commercial parking on site too.
- The building is near the South Yarra Railway Station and a quick walk to Toorak rd.
- A very handy area with street parking available, with plenty of coffee/food shops.
- Rent from \$200 per day plus GST. Please discuss your requirements with the Agent.
- **Call to arrange an Inspection Robert Heath 0418 335 170.**

1 76m2

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|----------------------|---------------|
| <b>Price</b>         | Contact Agent |
| <b>Property Type</b> | Commercial    |
| <b>Property ID</b>   | 797           |
| <b>Land Area</b>     | 76 m2         |
| <b>Office Area</b>   | 72 m2         |

#### Agent Details

Matt Stedman - 0405 129 100

#### Office Details

Cheltenham  
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