

Property Address: Level 5, 490 Upper Edward Street, Spring Hill
Tenancy – Suite 05A

Availability: 01/04/2020 (**INSPECTIONS BY APPOINTMENT ONLY**)

Floor Area: 131sqm

Rental rate: \$335/sqm Net plus Outgoings plus GST

Annual rate: \$43,885 PA Net plus Outgoings plus GST

Estimated Outgoings (2019-2020):

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$116/sqm approx.

Car Parking:

Car parking is available by negotiation at market rates.

Access required:

Contact John De Martini Jnr 0412 669 698 or Sally Collins our property manager 0401 258 547

Other:

- City fringe
- Refurbished foyer & lifts
- Close proximity to Central Station
- CCTV cameras installed throughout the building (incl carpark)
- Random security patrols after hours to ensure tenancy & building doors are secure
- Fibre optics soon to be connected to the building
- New 'end of trip' facilities
 - Unisex showers
 - Secure bike racks

