

Property Address: 490 Upper Edward Street, Spring Hill
Level 4, Tenancy 1

Availability: **Now Fully Furnished**

Floor Area: 115sqm

Rental rate: \$435/sqm Net plus Outgoings plus GST (Year 1)

Annual rental: \$50,025 Net plus Outgoings plus GST (Year 1)

Estimated Outgoings Budgeted for 2021-2022:

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$115/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 Property Management 0401 258 547 email: property@demartini.com.au

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 run into the building.
- New 'end of trip' facilities
 - Unisex showers
 - Secure bike racks

