

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

Availability: 01/07/2022 **INSPECTIONS BY APPOINTMENT ONLY**

Floor Area: 387sqm

Rental rate: \$448/sqm NETT + Outgoings + GST
\$565/sqm GROSS + GST

Annual rental: \$173,376 NETT + Outgoings + GST
\$218,655 GROSS + GST

Virtual Tour: Click on the link below for the Video Tour

https://openhouse.littlehinges.com.au/v2/1_490_Upper_Edward_Spring_Hill_V2

Estimated Outgoings (Budget 2022-2023):

Currently estimated to be \$117/sqm approx.

Car Parking:

Up to 4 parking bays are available by negotiation at market rates.

Access required:

Contact John De Martini Jnr on mobile 0412 669 698
or Sally Collins Property Management 0401 258 547

Other:

- Fully fitted whole floor training or education opportunity
- High standard of fit-out built for purpose
- Great natural light & outside breakout on ground floor
- City fringe
- Close proximity to Central Station
- CCTV cameras installed throughout 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

