



CARLTON
715 Swanston Street

PERFECT FOR NUMEROUS USES (STCA)

- Freestanding Commercial Building
- Fantastic, Vibrant Location
- Tram at the door

Located in this prime city fringe location within easy walking distance of Melbourne University, Hospital Precinct & Lygon St Carlton.

Tram at the door.

Short walk to Lygon St eateries, bars & retail

Well located, bright commercial building.

* 1,459m² approx. over 2 floors.

* Subdivision possible.

* 735 m² (Lower Gnd)

* 724m² (Ground)

* 17 car parks.

* New lift being installed.

* DDA Compliant Building.

* Desirable 9b Classification.

* Brilliant natural light.

* Convenient city fringe location.

* Situated in the midst of the education and healthcare precinct.

Property ID: 500854471

KEY INFORMATION:

Property Type: Office, Office / Showroom, Medical / Consulting

Office m²: 1,457

Total m²: 1,457 sqm approx

Annual Rent: \$509,950 PA Net + GST

Outgoings: Payable by the Lessee & estimated at \$62m² pa

Car Parking: Basement parking for 17 cars @ \$315pcm each + congestion levy if appropriat

Availability: Now

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Disclaimer: The information contained here in has been obtained from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.