

Suite 4, F/226 Beveridge St, Swan Hill, VIC 3585

\$13,749.00 pa + outgoings

Office Suite



Outstanding Professional Rooms

The Property

Located in the city's premier office precinct opposite the CBD's largest Council carpark, this premium quality building offers wide south-westerly exposure, first class location, full air conditioning and quality partitioning throughout. Suite 4 is the only space available in this building.

Open for Inspection

By Appointment.

Suite four will shortly be available and consists of 52 square metres of office space/consulting rooms on the first floor and is available on a long-term basis. The common area includes a dedicated kitchen, shower room, and male and female toilets. Access will be via front and rear stairs and an automatic lift is installed in the front foyer.

Lease Arrangements

Suite four is available on a long-term lease of 3, 4 or 5 years with the following occupation costs. Common area costs are payable by the lessee and naturally the lessee will be responsible for its own power and telephone costs. This property includes one dedicated on-site open air car space. Annual rent adjustments of 3% per annum applies.

Rent \$13,749.00

GST on rent \$1,249.91

Common Area costs (common area \$4,000.00 Est.

Cleaning, air conditioning, Gardening,

Building Insurances, Municipal Rates, etc)

Estimated Total Annual Costs \$18,998.91 Est.

Inspections

Call John Monahan on 5033 1331 and discuss an inspection of this quality premises today.

Listed By

John Monahan

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