

## Suite 3, F/226 Beveridge St, Swan Hill, VIC 3585

\$9,075 pa + outgoings

Office Suite



## Premium Quality Professional Suite

### The Property

Located in the city's premier office precinct opposite the CBD's largest Council carpark, this premium quality building offers wide north-easterly exposure, first class location, 9 on-site car parks, full air conditioning and quality partitioning throughout. The property is almost totally leased but some limited space is still available.

### Open for Inspection

By Appointment.

Suite three is immediately 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 3 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.

Rent \$8,250

GST on rent \$825

Common Area costs (common area \$6,210 Est.

Cleaning, air conditioning, Gardening,

Building Insurances, Municipal Rates, etc)

Estimated Total Annual Costs \$15,285 Est.

### Inspections

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

### Listed By

John Monahan

Phone: (03) 5033 1331

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