



## THE BEST VALUE OFFICE SPACE IN THE HEART OF RICHMOND

Offices • Hotel/Leisure • Other

Level 1, 281-283 Swan Street, Richmond, Vic 3121

**Floor Area:** 250 m<sup>2</sup>

**Land Area:** 250.00 m<sup>2</sup> (approx)

### Property Description

The Phone Code for this property is: 98002. Please quote this number when phoning or texting.

ATTENTION TO ALL Yoga Schools, Fitness Trainers, Dance Schools, Corporate Training Companies, Event Organisers, anyone with the need for a clean, renovated, large space.

In short - any business requiring

- A ready-to-go large open space to start operating TODAY
- A premium city fringe location at a fraction of its market value
- Contract flexibility

Be quick to secure this rare opportunity for this beautifully large space in the Heart of Richmond for a fraction of the normal cost. Agents have valued this space at \$9,379 per month (not including outgoings, gst and other costs) however we are setting the rent at a 70% discount.

\$2,016 / month for a 1 year rent contract (\$35,000 pa, excluding GST & Outgoings).

**For Lease**

**\$35,000**

Plus Outgoings

### Additional Details

**Tenure Type**

Vacant Possession



**For Lease (Commercial)**

0488 847 018

**For Sale By Owner**

Suite 3, 19 William Street, Balaclava  
Vic 3183

