



Unbeatable Exposure

Offices • Retail • Medical/Consulting

1/1253 Nepean Highway, Cheltenham, Vic 3192

Floor Area: 80 m²

Land Area: 20.00 m² (approx)

Property Description

- **Secure underground car parking**
- **Small kitchenette and shower facilities**

This superbly located, high exposure retail/office premise with private al fresco area is situated on the ground floor of this Architecturally Designed Award Winning Building. A stone throw away from Westfield Shopping Centre and close to many major arterials, including the Nepean Highway, Warrigal Road, South Road and Dingley By-Pass.

This property boasts many benefits, with the key features including:-

- Total building area 80sqm (approx.)
- Private outdoor al fresco area of 20sqm (approx.)
- *Landlord will offer six (6) months rent free period if leased before the end of July 2020
- Comprises of excellently presented reception area
- Two (2) offices with bi-fold doors and a further open plan area, plus additional 3rd office
- Fully carpeted throughout
- Heating and cooling system
- Two (2) secured underground car parks
- Small kitchenette and shower facilities
- Abundance of natural light...

Leased

Leased: Thu 25-Mar-21

Additional Details

Building

Whole

Car Spaces

2

Lease Expiry

May 22, 2020

Parking

Comments

2 secure undercover car parks



Tim Peppard

0407766312

Castran Gilbert - South Yarra

Level 2, 102-108 Toorak Road,
South Yarra Vic 3141