

## Swan Hill, Suite 4, First Floor/226 Beveridge Street

### 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.

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



#### For Lease

\$13,749.00 pa + outgoings

#### Building Area

52sqm

#### Contact

**John Monahan**

0427 292 965

[jmonahan.admiral@ljhooker.com.au](mailto:jmonahan.admiral@ljhooker.com.au)

**LJ Hooker Swan Hill**  
**(03) 5033 1331**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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.

## More About this Property

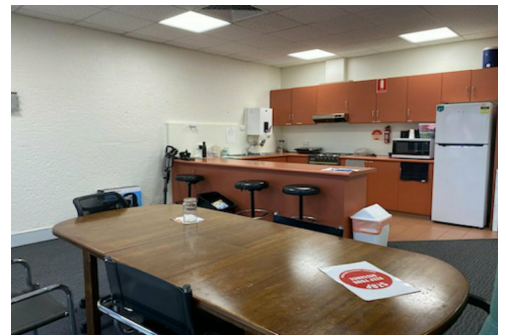
<b>Property ID</b>	JBKFCF
<b>Property Type</b>	Offices
<b>Building Area</b>	52 m2

**John Monahan 0427 292 965**

Licensee | [jmonahan.admiral@ljhooker.com.au](mailto:jmonahan.admiral@ljhooker.com.au)

**LJ Hooker Swan Hill (03) 5033 1331**

310 Campbell Street, SWAN HILL VIC 3585  
[swanhill.ljhooker.com.au](mailto:swanhill.ljhooker.com.au) | [swanhill@ljhooker.com.au](mailto:swanhill@ljhooker.com.au)



**LJ Hooker Swan Hill  
(03) 5033 1331**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.