



IDEALLY LOCATED IN THE HEART OF ST KILDA ROAD

TWO FITTED & READY FOR OCCUPATION

Available for short and long term leasing

Well appointed tenancies in a sought after location right in the heart of St Kilda Road. Both units boast great natural light and offer numerous features, including:

- Quiet, leafy location with public transport including bus and trams at your door
- On-site café and popular Hunters Kitchen & Bar just next door
- Competitive rent and incentives available
- Available immediately

Unit 18: (Under Offer)

- Total area of 88m²
- Three partitioned offices
- Large meeting room or open plan work area
- Storage room and reception/waiting area
- Two under cover car spaces included in the rental

Unit 36:

- Total area of 46m²
- Two partitioned offices
- Kitchenette space
- One under cover car space included in rental
- Located on top floor

Pellicano

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ASTON
commercial

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