

FOR LEASE

Churchill Knight

REAL ESTATE AGENTS

478 BEAUFORT STREET, HIGHGATE

PROPERTY PROFILE

Address: 478 Beaufort Street, Highgate
Lot/Unit Number: Ground and First Floor
Use: Office/Commercial
Size: Ground: 89 Square Metres
First Floor: 130 Square Metres

Rent Per Annum: \$52,000.00 plus GST

Outgoings PA: \$18,000.00 plus GST

PROPERTY FEATURES

- HIGH FOOT TRAFFIC
- CONVENIENTLY LOCATED
- AIR CONDITIONED
- SURROUNDED BY VARIOUS OFFICES/RETAIL STORES, CAFÉS, SALONS.....
- NEAR PRIMARY SCHOOL, COLLEGES AND ASSORTED RESERVES/PARKS
- TRANSPORT AT THE DOOR
- GLASS FRONTAGE
- FAVOURABLE EXPOSURE
- PABX & DATA CABLING INSTALLED
- TENANT PARKING AT REAR

PROPERTY DESCRIPTION

Ground Floor Retail & First Floor Office

This lovely space is surrounded by a mix of retail and commercial properties that line the streets of Highgate.

As you're based near the intersection, your business is able to benefit from exposure to residents and from passing traffic.

The premises that surround contribute positively to the location.

For example, the florist next door and the bus stop near the entrance generate a considerable amount of foot traffic.

Air Conditioned, PABX and data cabling included, it will be easy to move in and commence trading.

FOR MORE INFORMATION CALL:

IVOR COHEN, 0418 923 652 OR 9422 3600



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