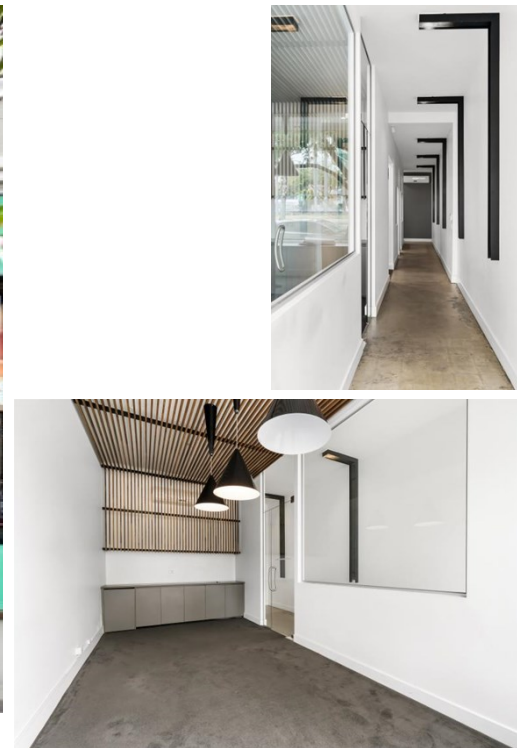


118 St Kilda Road, St Kilda

FOR LEASE



## HIGH EXPOSURE MIXED USE OFFERING

### Description

- FLOOR AREA: 115SQM
- BOARDROOM & THREE OFFICES
- REAR LANEWAY ACCESS TO CAR PARK

Allard Shelton are pleased to offer for lease the following:

Located on the top of St Kilda Hill, this is one of the highest exposure positions in the St Kilda precinct.

The property also benefits from the following:

- Floor Area: 115sqm \* (approx)
- One boardroom and three well lit offices
- Male and female toilets
- Kitchenette facilities
- Car parking at the rear

Furthermore the excellent shop front and office includes a large window frontage allowing for excellent exposure to passing traffic on St Kilda Road.

For an immediate inspection please contact the agents below.

**Area m<sup>2</sup>:** 115.00

**Rent PA:** CONTACT AGENT

**Outgoings:**

**Contact:** **Patrick Kerr**  
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