



BRAND NEW COMMERCIAL/RETAIL SPACE

Grd Floor / 51-59 Thistlethwaite Street, SOUTH
MELBOURNE, VIC 3205

Retail, Offices

Property ID: 1487

Price: Contact Agent Rent: Contact Agent

Building: 96m2 - 288m2 Land: N/A



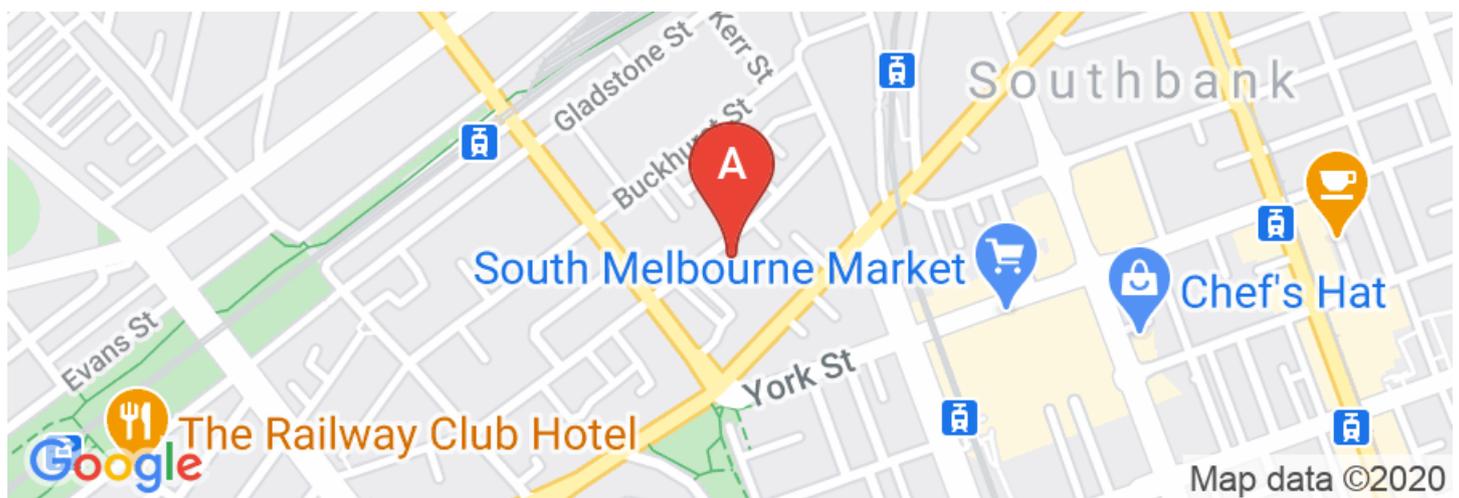
Take advantage of this excellent opportunity to lease or purchase a brand new ground floor commercial/retail premises within the Lilix Apartment project. Consisting of 98 apartments over 7 levels, Lilix is located on the City's doorstep, within the heart of South Melbourne. The ground floor premises will be available for fitout and occupation from January 2021. Ideal for a savvy tenant, astute investor or owner occupier, the space is suitable for both office or retail with particular appeal as a restaurant/cafe, or can be fitted as a mixture of both. Providing a generous area of 288 sqm* the space can also be subdivided (if required) to suit two tenancies of 162 sqm* or 96 sqm*.

As shown in the above artists impression, the property will provide a massive 20m north-facing frontage and 4m high glazing to Thistlethwaite Street, for maximum activated interface and an abundance of natural light. Internally, the space offers generous floor-to-ceiling heights of approx. 4.5m. Capped services include gas, water, sewer, three-phase electrical and high-speed internet. In addition to this, a 3,000 litre grease trap is provided, along with kitchen exhaust duct and dedicated refuse facilities. There are 2 secure car spaces included within the pricing.

The location provides excellent access to the Westgate Freeway, Citylink & CBD, and is within short walking distance to light rail tram Routes 96 and the Route 108.

This is an unmissable opportunity to secure quality commercial/retail premises in a rapidly transforming and vibrant fringe location.

Enquire with Luke Conquest today for more information.



Luke Conquest
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Additional Features

Features

Nil

Outgoings

Nil

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Retail	0	96m2 - 288m2	N/A	Contact Agent	Contact Agent