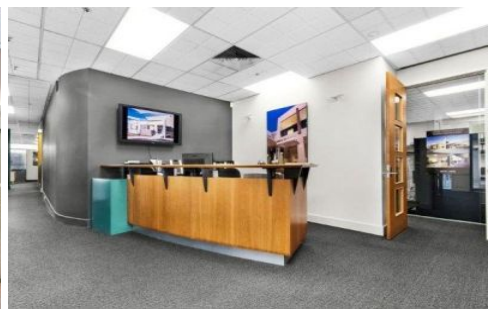


# ROSIN SMYTH



## 16 & 17/51-55 City Road SOUTHBANK VIC

To be offered by Auction Thursday 23rd July at 2:00pm.  
Rare offering of 2 strata commercial office suites leased to the 1 professional and well established Tenant Vincent Chris Architects at market rental.

Located at Melbourne's prime southern city fringe directly opposite Southgate Complex, featuring restaurants, shops and the Langham Hotel, Eureka Skydeck, Crown Casino and short walk to Melbourne's CBD, Flinders Street Train Station, St Kilda Road, trams, Arts Precinct, parklands etc etc.

Subject building known as 'City View'.

Unit 16

- \* Area: 204 m2
- \* Leased: 5 years
- \* Options: 2 + 3 years
- \* Rental: \$54,060 pa nett + Outgoings + GST

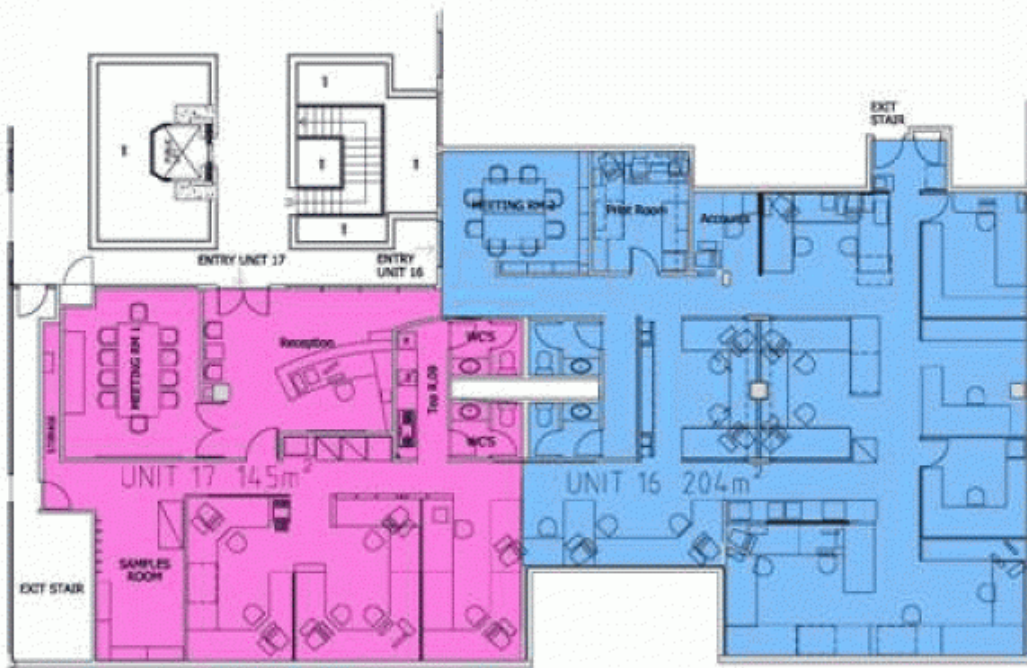
**Price** : \$ 1,350,000  
**Building Size** : 349 sqm  
**Land Size** : 349 sqm  
**View** : <https://www.rosinsmyth.com.au/6197692>



**Martin Smyth**  
9695 5999

NO.	DATE	REVISION

- GENERAL NOTES**
1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRANCH REGULATIONS.
  2. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ELECTRICAL REGULATIONS AND THE NATIONAL PLUMBING REGULATIONS.
  3. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL MECHANICAL REGULATIONS AND THE NATIONAL GAS REGULATIONS.
  4. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ENVIRONMENTAL REGULATIONS AND THE NATIONAL ACoustics REGULATIONS.
  5. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL HEALTH REGULATIONS AND THE NATIONAL SAFETY REGULATIONS.
  6. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL FIRE REGULATIONS AND THE NATIONAL SECURITY REGULATIONS.
  7. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CONSTRUCTION REGULATIONS AND THE NATIONAL INFRASTRUCTURE REGULATIONS.
  8. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL TRANSPORT REGULATIONS AND THE NATIONAL UTILITIES REGULATIONS.
  9. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL WATER REGULATIONS AND THE NATIONAL WASTE REGULATIONS.
  10. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ENERGY REGULATIONS AND THE NATIONAL TELECOMMUNICATIONS REGULATIONS.



**ARCHITECTS**  
**VCA OFFICE**  
**MELB OFFICE LAYOUT**  
 51 CITY ROAD  
 SOUTHBANK

100% 100%  
 100% 100%  
 100% 100%  
 100% 100%