

LENNON MILLS

THE STUDIOS
AT THE
MILL

INSPECT NOW!



FULLY RESTORED
**MILL
BUILDING**



**24/7 ESTATE
SECURITY
& MONITORING**



SILO
No9
cafe bakery wine



**‘THE LOFT’
BOARDROOM**
MEETING / EVENTS





**ON-SITE
GYM FACILITIES**



**3 MINS FROM THE
CBD**

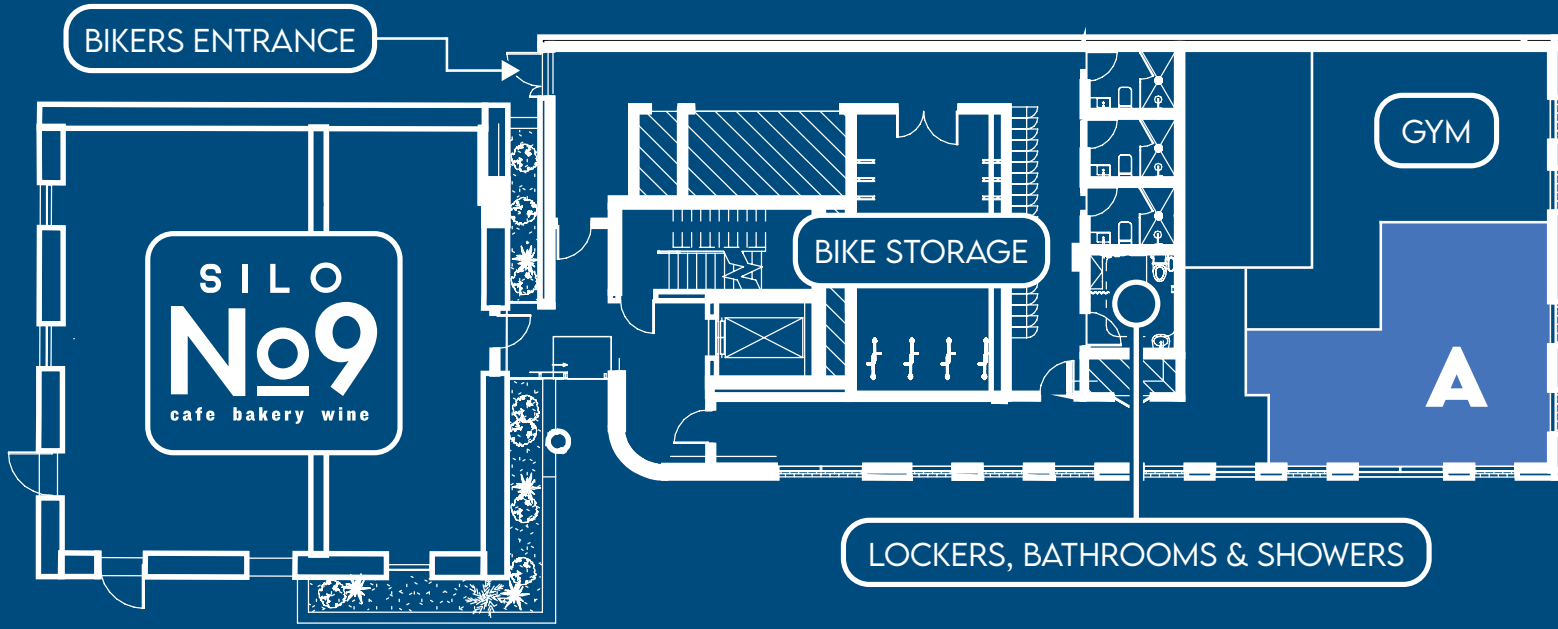


LOCATED RIGHT NEXT TO
**SOUTH
KENSINGTON
STATION**



**ROOFTOP
TERRACE**

GROUND FLOOR

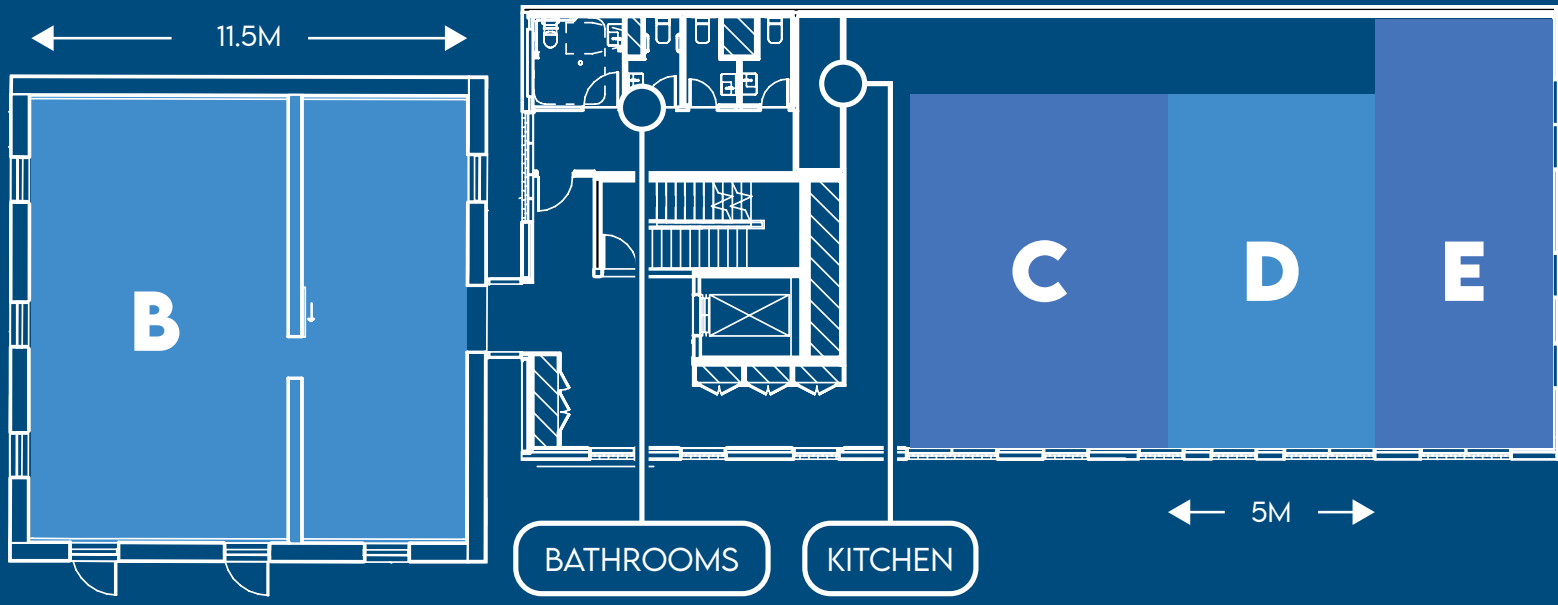


7.3M

4.6

LEVEL ONE

11.8M

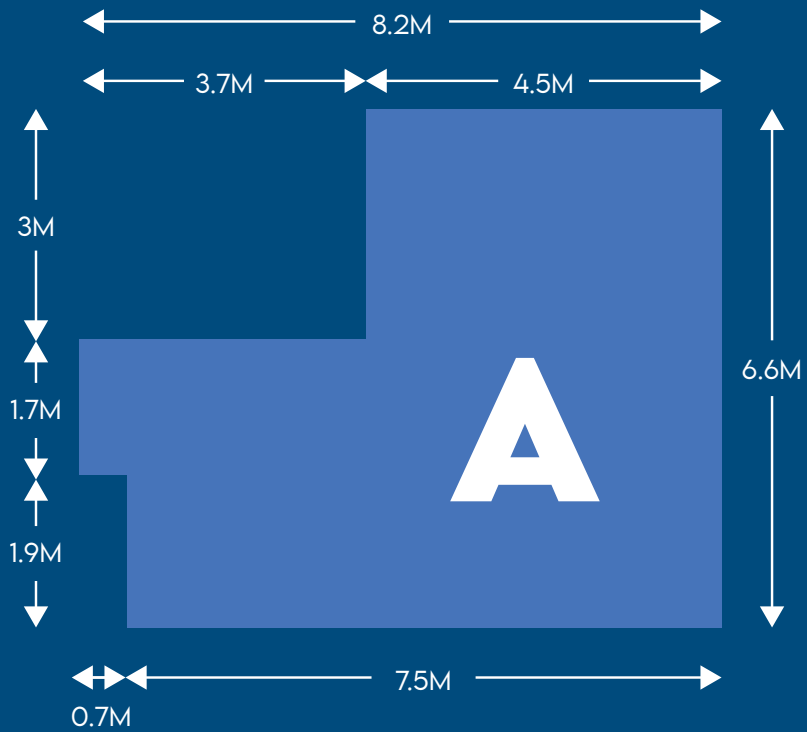


11.5M

5M

9.3M

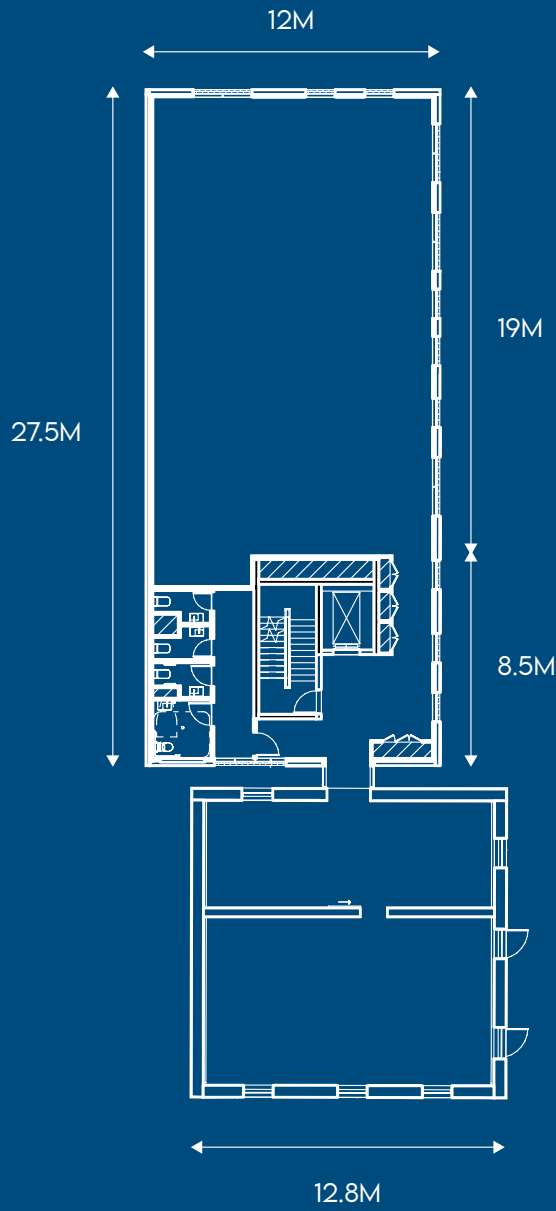
11.3M



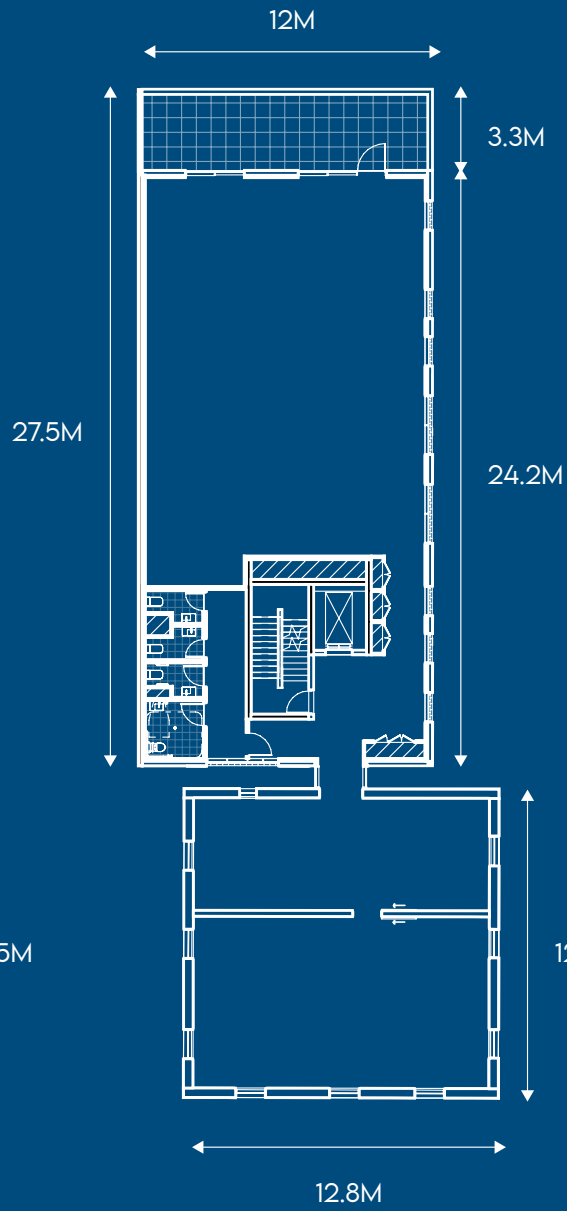
	TOTAL SQM	CEILING HEIGHT	WIDTH	LENGTH
STUDIO: A	44 SQM	3.1M	8.2M	6.6M
STUDIO: B	137 SQM	3.3M	11.5M	11.8M
STUDIO: C	70 SQM	3.4M	7.3M	9.3M
STUDIO: D	47 SQM	3.4M	5M	9.3M
STUDIO: E	54 SQM	3.4M	4.6M	11.3M



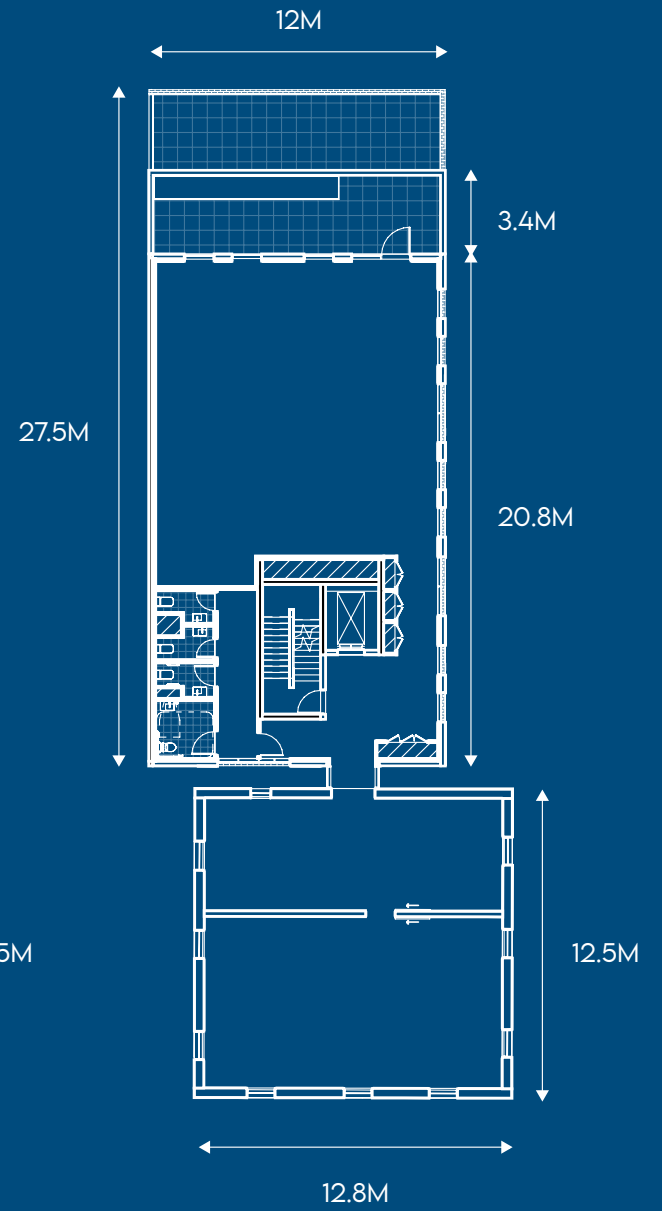




OFFICE LEVEL TWO
426M²



OFFICE LEVEL THREE
388M²



OFFICE LEVEL FOUR
349M²



24/7 ESTATE SECURITY & MONITORING

ONSITE F&B

**S I L O
No9**

cafe bakery wine

LOCATED RIGHT NEXT TO

SOUTH KENSINGTON STATION

MELBOURNE AIRPORT ONLY

20 MIN DRIVE

LONG LEASES AVAILABLE



END OF TRIP BIKE FACILITIES



PORT OF MELBOURNE
5 MIN DRIVE AWAY



'THE LOFT' BOARDROOM
MEETING / EVENTS



END OF TRIP SHOWERS & BATHROOMS



COMPLEMENTARY FIT OUT
DESIGN

10 METRE HIGH CEILINGS

FULL ESTATE MAINTENANCE

FACILITIES MANAGER ON CALL

AUTOMATED LOW ENERGY LED LIGHTING



ADJACENT TO

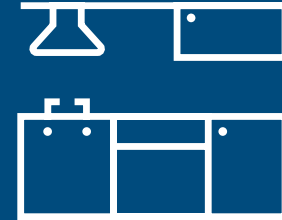
J.J. HOLLAND PARK



3 MINS FROM THE
CBD

AMPLE CAR PARKING

ROOFTOP TERRACE IN THE SKY



KITCHEN FACILITIES

CITY LINK
ONLY 2 MIN AWAY



GATED ESTATE



ON-SITE GYM FACILITIES

ACTIVE ESTATE MANAGEMENT

UNIVERSITY OF MELBOURNE
15 MIN DRIVE

5 STAR GREEN STAR



SITE AMENITIES
LENNON MILLS

PRICING STUDIOS*

STUDIO: A

SIZE: 44 SQM
RENT: \$394 PW
OUTGOINGS: INCLUDED
TERM: 12 MONTHS
DEPOSIT: \$1,707

STUDIO: B

SIZE: 137 SQM
RENT: \$1,372 PW
OUTGOINGS: INCLUDED
TERM: 12 MONTHS
DEPOSIT: \$5,945

STUDIO: C

SIZE: 70 SQM
RENT: \$638 PW
OUTGOINGS: INCLUDED
TERM: 12 MONTHS
DEPOSIT: \$2,765

STUDIO: D

SIZE: 47 SQM
RENT: \$449 PW
OUTGOINGS: INCLUDED
TERM: 12 MONTHS
DEPOSIT: \$1,946

STUDIO: E

SIZE: 54 SQM
RENT: \$511 PW
OUTGOINGS: INCLUDED
TERM: 12 MONTHS
DEPOSIT: \$2,214

ONE CAR PARK AVAILABLE PER
TENANCY VIA REQUEST AT
\$170 (PER MONTH)

PRICING OFFICE*

LEVEL TWO

SIZE: 426 SQM
BASE NET RENT: \$177,001

LEVEL THREE

SIZE: 388 SQM
BASE NET RENT: \$172,049

LEVEL FOUR

SIZE: 349 SQM
BASE NET RENT: \$154,724





INSIDE THE HISTORIC

MILL

TYPICAL STUDIO: B

The image shows a bright, modern studio space. The walls are white, and the ceiling is dark with exposed wooden slats and recessed lighting. Large windows with black frames provide a view of an outdoor area with trees and a yellow structure. The floor is a light-colored, polished concrete. A dark blue diagonal graphic element is overlaid on the bottom left, containing white text.

INSIDE THE

STUDIO

TYPICAL STUDIO: C, D & E

A photograph of a modern office interior. The ceiling is made of dark, horizontal slats with recessed lighting. A large, light-colored concrete pillar stands on the right side. The floor is a light, polished concrete. In the background, there are large windows with black frames. A semi-transparent blue rectangular overlay is positioned in the center of the image, containing white text.

*MONTHLY RENTAL AT THE STUDIOS INCLUDES ACCESS AND BENEFIT OF:

- COMMON KITCHEN AND BATHROOMS
- FULLY EQUIPPED GYM
- ROOF TERRACE & BBQ AREA
- SHOWERS, LOCKERS & END OF TRIP FACILITIES
- ONE HOUR PER MONTH BOARDROOM/ PRESENTATION ROOM ACCESS AT NO COST
- SWIPE CARD BUILDING ACCESS
- 24/7 SECURITY MONITORED ACCESS AND CCTV



*For sizes, availability, broker,
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