

# FOR LEASE

Churchill Knight

REAL ESTATE AGENTS

## BEAUMARIS COMMERCIAL CENTRE

### Suite C4, 62 CONSTELLATION DRIVE, OCEAN REEF

#### PROPERTY PROFILE

Address:	Beumaris Commercial Centre 62 Constellation Drive, Ocean Reef
Lot/Unit Number:	Suite C4
Use:	Medical Suite/Physiotherapist
Size:	147.5 Square Meters
Rent Per Annum:	<b>\$61,950.00 plus GST</b>
Rent Per SQM:	<b>\$420.00 plus GST</b>
Outgoings per Annum:	<b>\$19,175.00 plus GST</b>
Outgoings per SQM:	<b>\$130.00 plus GST</b>
Lease Term:	Negotiable

#### PROPERTY FEATURES

- FULLY FITTED OUT
- EX PHYSIO PRACTICE
- NBN ENABLED
- SURROUNDED BY SCHOOLS
- LOCATED NEXT TO A VERY LARGE FAMILY MEDICAL PRACTICE
- AIR CONDITIONED AND FULLY CARPETED
- KITCHEN FACILITY, RECEPTION AREA PLUS CONSULTING ROOMS

#### PROPERTY HIGHLIGHTS

This premise, home to a former Physiotherapy Practice, comes fitted out, carpeted with Kitchen, Reception and Consulting Rooms. Located in the Beumaris Commercial Centre, next to the Beumaris City Shopping Centre this premise offers the bonus of high foot traffic and great exposure to shoppers passing by. The Commercial Centre is located next to the Beumaris Family Practice which also attracts foot traffic and regular clientele. Exceptionally good client parking available, located immediately outside the building. This would suit another medical profession; lease term is negotiable. Call today to for more information or to book a personal inspection of the property.

**IVOR COHEN. DIRECTOR - MOBILE: 0418 923 652 OR ALTERNATIVELY. OFFICE: 08 9422 3600**

