



**BOX HILL**  
**2B/ 818 Whitehorse Road**

Property ID: 500851861

**STUNNING NEW OFFICES**

Located on the south side of Whitehorse Road with three main frontages: Whitehorse Road, Prospect Street and Young Street. Box Hill is located 20 kms east of the CBD.

818 Whitehorse Road provides the Ultimate Business Space and promises to exceed expectations for a state of the art working environment in a high exposure location.

With a design unrivalled in the Box Hill area, flexible floor plans allowing creative and superior use of space, 818 Whitehorse Road is the address for an organisation seeking to position itself beyond the reach of it's competitors.

- Architecturally outstanding design
- Complete internal reconstruction across 4 levels
- Potential for naming rights
- Exposure to 3 street frontages
- All new external landscaping
- Easily accessible, energy efficient, environmentally friendly

Location is no longer just about address. Location now encompasses access, amenities, connection and lifestyle options. Location is about

**KEY INFORMATION:**

<b>Property Type:</b>	Office, Office / Showroom, Medical / Consulting
<b>Office m<sup>2</sup>:</b>	651
<b>Total m<sup>2</sup>:</b>	651 sqm approx
<b>Annual Rent:</b>	\$260,440 PA Net + GST
<b>Outgoings:</b>	\$150/m2 (incl Land Tax) / \$86m2 (excl Land Tax)
<b>Car Parking:</b>	Up to 183, @ \$220 pspcm.
<b>Availability:</b>	Immediately
<b>NABERS:</b>	4.5 Star NABERS Energy Rating

**CONTACT AGENT:**

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Disclaimer: The information contained here in has been obtained from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



## FOR LEASE

attracting and retaining staff. Location is about getting to work and heading home. Location is about making a great first impression. A great location simply makes good business sense.

- 5 minutes to Eastern Freeway (connect with proposed East-West Tunnel)
- 10 minutes to Eastlink – connect with East & South East suburbs
- Accessible to all public transport
- Route 109 Tram Stop at front door - Box Hill to Port Melbourne via CBD
- 600m to Box Hill Train Station – City to Lilydale & Belgrave
- Bus Route 284: City to Box Hill
- Bus Route 684: Melbourne to Eildon via Lilydale
- 450m to Box Hill Central (North & South) Shopping Centre

Areas available:

Retail/Office Unit - 284m<sup>2</sup> & 260.3m<sup>2</sup>

Offices Level 2 - 651.1m<sup>2</sup> approx, 639.8m<sup>2</sup> approx, 508.6m<sup>2</sup> approx

For an onsite inspection or to discuss this stunning new office /retail premises please call Kelly and Kelly Property.

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**03 9428 8007**