A High-Calibre Bayside Investment with Income Locked In.

For Sale - 202/19 Chandos Street, Cheltenham VIC 3192

Investment opportunity, Offices





Overview

ID:	21726	**Building:**	148m²
Price:	Contact Agent	**Zoning:**	Commercial 2 Zoning

Description

OFF-MARKET OPPORTUNITY.
NO STAMP DUTY PAYABLE & DEPRECIATION BENEFITS.
IDEALLY SUITED TO INVESTORS SEEKING A 6%–6.5% RETURN.

POINT OF INTEREST:

Some investments rely on potential. Suite 202 at Cheltenham Quarter arrives with the fundamentals already firmly in place: an established tenant, a long-term lease, fixed annual rental growth and a premium position within one of Bayside's most impressive new commercial developments.

Occupying a prominent second-level position, the 148 sqm* office suite has been designed to make an impression. Award-winning architects Watson Young and interior designers Cera Stribley have delivered a sophisticated commercial environment, complemented by a quality existing fit-out comprising a reception area, boardroom, meeting room, open-plan workspace and an extended kitchenette and breakout area.

A private 14 sqm* north-facing terrace adds an uncommon lifestyle element, while prominent exposure to Bay Road, signage opportunities and four allocated on-site car spaces strengthen the property's appeal to both the current tenant and future occupiers.

The property is securely leased to Lend Capital Pty Ltd under a five-year term commencing in March 2025, with a further three-year option. The current rental return of $57,720 per annum is supported by fixed annual increases of 4%, providing investors with predictable income growth throughout the lease term. The tenant also pays 100% of retail outgoings, while a three-month security bond of $15,873 provides additional lease security.

LEASE SUMMARY:

- Fully leased to Lend Capital Pty Ltd.
- Current rental return of $57,720 per annum.
- Five-year lease commencing March 2025.
- Further three-year option.
- Fixed annual rental increases of 4%.
- Tenant pays 100% of retail outgoings.
- Security bond of $15,873, equivalent to three months' rent.

PROPERTY FEATURES:

- Premium second-level corner office suite.
- Total building area of 148 sqm*.
- Additional 14 sqm* private north-facing terrace.
- High-quality existing fit-out comprising reception, boardroom, meeting room, open-plan workspace and extended kitchenette/breakout area.
- 4 allocated on-site car spaces.
- Prominent Bay Road exposure with signage opportunities.
- Full depreciation benefits, including the existing fit-out.

- No stamp duty payable on the sale.
- Located within the award-nominated Cheltenham Quarter development.
- Ideally suited to investors seeking a return in the range of 6%–6.5%.

POINT OF VIEW:

The strength of this investment extends well beyond the lease documents. It is the combination of a prominent 2nd floor position, premium architectural design, a high-quality fit-out and a location businesses actively want to occupy that provides the foundation for lasting value. With immediate income, fixed 4% annual rental growth and no stamp duty payable, Suite 202 offers a polished, low-maintenance entry into Bayside’s tightly held commercial investment market.

*Approx.
Pricing excludes GST.

Additional Info

Features

Tenancy	Lend Capital Pty Ltd
Lease Term	5-year lease from plus a further term of 3 years.
Rent Review	4% Annual Increases, Market Reviews at Options
Commenced	March 2025
Age	2025
Air Conditioner	Ducted, reverse cycle
Availability	As per lease
Bond/Guarantees	$15,873 security bond (equivalent to 3 months' rent)
Car Spaces	4

Car Parking Fees	N/A
Condition	Brand new and highly specified fit out
Floors	Carpet
Height	3m*
Lifts	Yes
Roller Doors	N/A
Wheel Chair Access	Yes
Zoning	Commercial 2 Zoning

Outgoings

Outgoings Payable	Tenants pay 100% of Retail Outgoings



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