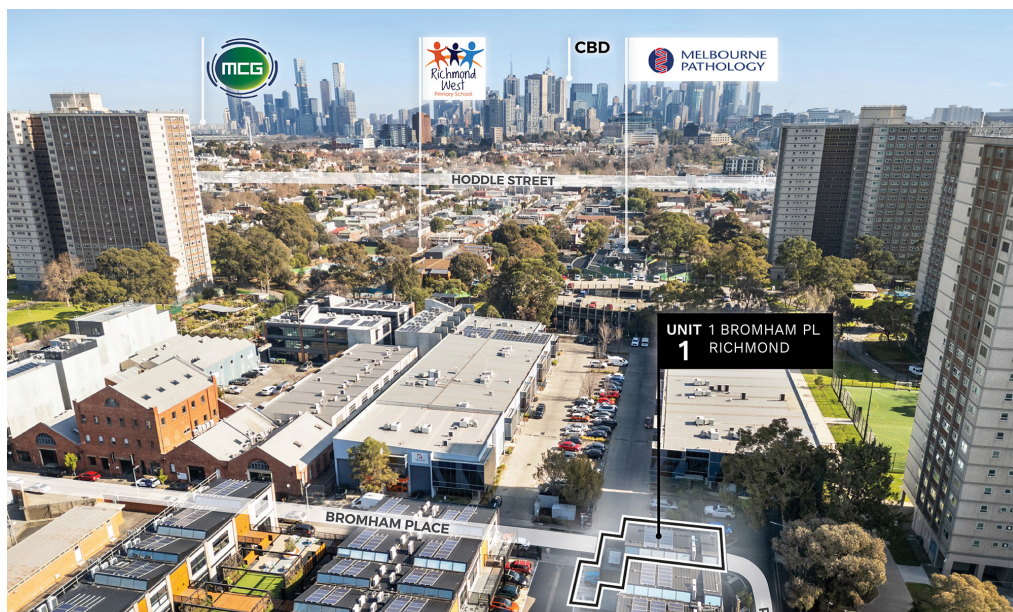


FOR SALE 1/1 BROMHAM PLACE, RICHMOND



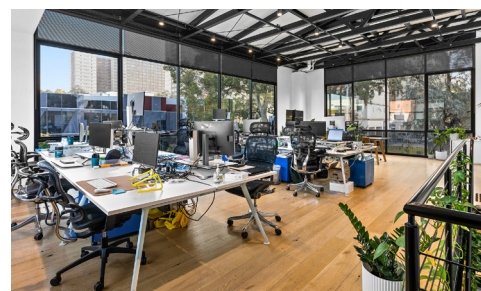
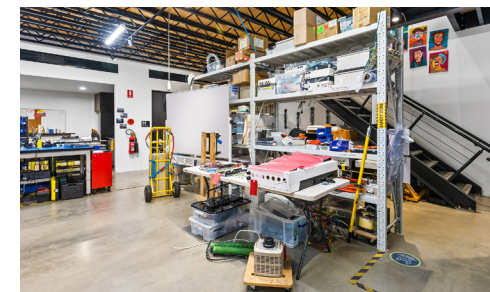
1/1 BROMHAM PLACE, RICHMOND



POINT OF INTEREST:

Set within Richmond's crowd favourite pocket, Bromham Place delivers the kind of polish, flexibility, and specialty sandwiches that are hard to find and even harder to fault. Spanning 180 sqm* across two light-filled levels, this boutique strata office blends chic warehouse character with modern amenity — think timber floors, soaring high rafts, feature lighting, and a spacious first-floor balcony. The ground floor adds even more versatility, with polished concrete, a bi-fold entrance, and space that works as an office, showroom, storage or workshop. Currently leased to Allume Energy until 30th November 2025 at \$81,149.19 per annum*, the property provides immediate income, three on-title car parks, and Commercial 2 zoning to support a wide range of uses. Investors will appreciate the recoverable outgoings and sharp yield profile, while owner-occupiers can plan ahead to take possession post-lease with income in place until then.

- Leased to Allume Energy Pty Ltd to 30th November 2025
- \$81,149.19 per annum (\$430 per sqm) plus outgoings & GST in leasing income
- Non-Retail Lease (tenant responsible for all outgoings including Land Tax)
- Polished concrete floors and a modern bathroom with a kitchenette



POINT OF VIEW:

In the post-boom era of Richmond and Cremorne, you've missed the train to get in early, but you can collect the rent now, then re-lease or move into a location that has a heat map only getting hotter.



Commercial
2 zoning



3 allocated
on-title car
spaces



180 sqm* total
building area

TIM COONEY
0468 860 737

HEAD OFFICE
18-20 Russell St,
Melbourne

EASTERN OFFICE
2/5 Corporate Blvd,
Bayswater

CHARLIE HICKS
0420 643 202

SOUTHERN OFFICE
1/136 Keys Rd,
Cheltenham

WESTERN OFFICE
3B/36 Hume Rd,
Laverton North



*Approx

