



## UNIQUE OPPORTUNITY IN PRESTIGIOUS CBD LOCATION

### Description

- FULLY REFURBISHED READY FOR OCCUPATION
- HIGHLY SOUGHT AFTER BASEMENT SPACE
- SUITABLE FOR A VARIETY OF USES

- \* Exclusive Collins Street address
- \* Fully refurbished to the highest standard
- \* Highly sought after basement accommodation
- \* Suitable for a variety of uses in particular flexible creative space
- \* An abundance of history & character in the heart of the CBD

Formally occupied by Martin and Pleasance Homeopathic pharmacy circa 1890 and more recently home to The Basement Project Gallery from 1994 to 1996.

This is a quality refurbished lower ground tenancy that stands out due to its location within a heritage building with character, including an impressive entrance with beautiful arch columns.

Refurbishment works within the space include polished concrete floors, state of the art lighting, modern high quality fixtures and fittings. Fully equipped kitchen /bathroom and fully self contained

This is a rare opportunity which would be suitable for a variety of uses.

Call us today to secure your dream space within Pleasance House.

**Area m<sup>2</sup>:** 239.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

**Contact:** **Joseph Walton**  
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Lower Ground 178 Collins Street, MELBOURNE

FOR LEASE