

# Suite 4 13-21 Vale Street, NORTH MELBOURNE FOR LEASE



## CITY FRINGE OFFICE IN CHARACTER BUILDING

### Description

- ABUNDANCE OF NATURAL LIGHT
- SUPERB LOCATION WITH CBD ACCESS
- SEVEN (7) SECURE PARKING SPACES

\* Tenancy Area: 418 sqm (approx.)

\* Light filled first floor office

\* Seven (7) secure undercover parking spaces

\* Ease of access to CBD via public transport

\* Immediate proximity to the Royal Children's Hospital, Royal Women's Hospital, the Royal Melbourne Hospital and the Peter MacCallum Cancer Centre

This superb first floor office tenancy is located within a character building with kerb appeal. It is positioned perfectly amongst Melbourne's major medical centres and with effortless access to the CBD and the CityLink road network. The property has the added benefit of up to seven (7) secure parking spaces.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

**Area m<sup>2</sup>:** 418.00

**Rent PA:** Contact Agent

**Outgoings:**

**Contact:**

**Simon Southey**

0403 924 104

[simonsouthey@allardshelton.com.au](mailto:simonsouthey@allardshelton.com.au)

**Joseph Walton**

0417 309 347

[joewalton@allardshelton.com.au](mailto:joewalton@allardshelton.com.au)