



## AFFORDABLE PRICE – OUTSTANDING LOCATION

### Description

- 59 SQM\* OF VERSATILE MIXED USE SPACE
- NEWLY REFURBISHED
- CENTRAL CBD LOCATION

\* The property benefits from the following features:

- Tinted windows
- Painted walls and floors
- Light Fixtures

\* Prominent position in one of Melbourne's renowned heritage buildings

\* Very well serviced to public transport

A newly refurbished boutique space, ideal for an array of business uses from office, medical consultants or boutique clothing retailers, jewellers, tailors, architects, hairdressers and beauticians.

Prime location between Russell Street and Swanston Street, this outstanding property isn't to be missed!

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

\*Approx.

**Area m<sup>2</sup>:** 59.00

**Rent PA:** Contact Agent

**Outgoings:** To be paid by lessee

**Contact:** **Patrick Kerr**  
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