



## BRAND NEW BUILDING UNDER CONSTRUCTION

### Description

- BUILDING AREA: 241 SQM\* OVER TWO LEVELS
- TWO ON-SITE CAR SPACES
- DUAL STREET FRONTAGE

Allard Shelton are please to offer for lease a brand new purpose built two level building with specific modifications allowed.

- \* Building area 241 sqm approx. over two levels
- \* Two (2) on-site car spaces included
- \* Dual street frontage to Sydney Rd & Russell St
- \* Positioned within a highly sought after thriving retail precinct
- \* Excellent incentives offered
- \* Suits a variety of uses (STCA)

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*approx

**Area m<sup>2</sup>:** 289.00

**Rent PA:**

**Outgoings:** Contact Agent

**Contact:**

**Michael Ryan**  
0433 180 199  
michaelryan@allardshelton.com.au

**Joshua Colosimo**  
0413 790 309  
joshuacolosimo@allardshelton.com.au