



## AFFORDABLE BRAND NEW OFFICE SPACE

### Description

- TOTAL LETTABLE AREA OF 21 SQM\* (APPROX)
- BRAND NEW OFFICE SPACE
- PRIME SYDNEY ROAD LOCATION

Allard Shelton are pleased to offer for lease this brand new first floor office. This unique opportunity provides a service based offering/consulting space. The space sits beautifully above Coburg vibrant strip retail centre. The office is magnificently lit, fully self-contained with a kitchen, toilets and shower, and at a very affordable price point.

- \* Total building area of 21\*sqm\*
- \* Brilliant position in vibrant Sydney Road retail strip
- \* Brand new space suitable for a variety of uses (STCA)
- \* Expansive, open-plan layout
- \* Male/female toilets
- \* NBN ready and data cabling throughout
- \* Set amongst a vast array of nationally recognized retailers and major banks
- \* Suitable for photography studio use
- \* Suitable for medical; office; education and photography studio use

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

\*Approx

**Area m<sup>2</sup>:** 21.00

**Rent PA:**

**Outgoings:** Payable by Lessee

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FOR LEASE