

130A Elgin Street, CARLTON

FOR LEASE



## PROMINENT RETAIL OPPORTUNITY

### Description

- TOTAL BUILDING AREA: 75SQM (APPROX.)
- PROMINENT LOCATION WITH GREAT EXPOSURE
- SUITABLE FOR A VARIETY OF USES (STCA)

Allard Shelton are please to offer For Lease this Prominent Fringe CBD Retail Opportunity!

- \* Total lettable area of 75sqm (approx.)
- \* Prime fringe CBD location
- \* Outstanding corner exposure with ample signage rights
- \* One (1) on-site car space
- \* Staff amenities including toilet & kitchenette
- \* Suitable for a variety of uses (STCA)
- \* Direct proximity to the thriving Lygon Street retail and dining precinct

FOR AN IMMEDIATE INSPECTION, CONTACT US TODAY!

\*approx

**Area m<sup>2</sup>:** 75.00

**Rent PA:** Contact Agent

**Outgoings:**

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