



## UNIQUE OFFERING IN AN OUTSTANDING LOCATION

### Description

- OPEN PLAN LAYOUT OF 466 SQM\*
- END OF TRIP FACILITIES
- ONSITE CAR PARKING

Gorman Allard Shelton are pleased to offer this versatile and extremely adaptable layout to market, consisting of the following:

- Building Area: 466sqm\*
- Open plan layout with exceptional amenity
- Great natural light
- Ample storage
- Four (4) onsite car parking and bike storage facilities

Located in the bustling South Melbourne precinct amongst recognised retailers and service providers including, South Melbourne Market, St Ali Coffee Roasters, South Melbourne Central Shopping Centre and the renowned Clarendon Street hospitality and retail strip.

\*Approx.

**Area m<sup>2</sup>:** 466.00

**Rent PA:** CONTACT AGENT

**Outgoings:**

**Contact:**

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