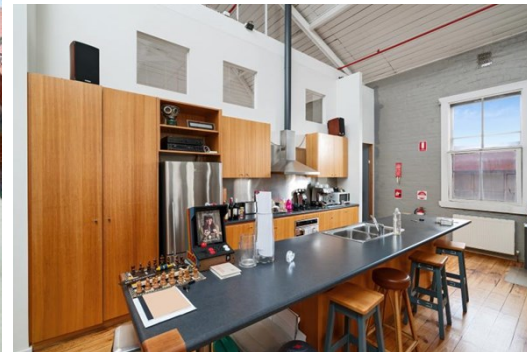


17 Bedford Street, COLLINGWOOD

FOR LEASE



## NEW YORK STYLE LOFT OFFICE - PRIME INNER-CITY LOCATION!

### Description

- FLEXIBLE INNER-CITY ACCOMODATION
- SUITABLE FOR A VARIETY OF USES (STCA)
- FULLY SELF-CONTAINED

Gorman Allard Shelton is delighted to present for lease, this immaculate office/studio space located in the thriving Collingwood commercial precinct.

With it's expansive, open-plan configuration and high ceilings, this leasing opportunity is suitable for a number of uses including office, showroom and creative studio workspace amongst many others.

### Key Property Attributes Include:

- Total lettable area: 260sqm (approx)
- Expansive, open-plan layout
- Rear access
- Ground floor studio / office / warehouse space
- Fully self contained with kitchen and bathroom facilities
- Outstanding location - just moments from Smith Street and Johnson Street retail precincts
- Part of the affluent and highly sought-after Collingwood commercial precinct
- Terrific access to Public Transport and major arterial roads

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

**Area m<sup>2</sup>:** 260.00

**Rent PA:** CONTACT AGENT

**Outgoings:** Payable by tenant

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