

# 19-21 Niagara Lane, MELBOURNE

# FOR LEASE



## UNIQUE LANEWAY OFFERING - FLEXIBLE SIZES AND USES AVAILABLE - ENQUIRE TODAY!

### Description

- ROOFTOP TERRACE
- FLEXIBLE FIT-OUT
- UNIQUE LANEWAY LOCATION

Allard Shelton are pleased to offer for lease this fantastic CBD laneway opportunity.

19-21 Niagara Lane features a versatile 3 level building plus rooftop, suiting a wide variety of uses.

Key attributes include:

- Loft style offices
- 345sqm of building area
- Rooftop with amenities
- Ground floor garage/car spaces
- Unbeatable and highly sought after CBD laneway location
- Hospitality hotspot further supported by nearby Hardware Lane restaurants and cafes

The property is for lease as a whole, or can be divided to facilitate hospitality users on the ground floor and office users on the floors above.

For further information or to arrange an inspection, please contact your exclusive agents at Allard Shelton today.

**Area m<sup>2</sup>:** 345.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Tenant

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