



## Rare Ground Floor Hospitality Offering !

### Description

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

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

19-21 Niagara Lane features a ground floor activation suitable to a hospitality user.

Key attributes include:

- Warehouse style roller door entry
- 115sqm of building area
- 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>:** 121.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Tenant

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