



\*APPROX AREA

## PRIME STREET FRONTAGE AND EXPOSURE

- > 95 m2\* GROUND FLOOR OFFICE/SHOP SITUATED IN THE VIBRANT VICTORIA PARK COMMERCIAL/RETAIL DISTRICT
- > ENTRY RECEPTION AREA/OPEN PLAN OFFICE/KITCHEN
- > 2 EXCLUSIVE CAR BAYS INCLUDED WITH AMPLE VISITOR PARKING AT REAR OF BUILDING
- > REVERSE CYCLE AIR-CONDITIONING AND ALARM SYSTEM

**\$33,000 pa + Outgoings + GST**

**DISCLAIMER:** The contents of this brochure and any other information provided should not be relied on by you as it is provided provisionally subject to the disclosures made in this brochure. You should make your own enquiries, inspections and searches and if needs be, secure your own professional advice before making any decisions.

# FOR LEASE

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