

**Showroom 1/64-98 Sutton Street NORTH
MELBOURNE, VIC**

**157 SQM Showroom | Excellent Position In
Heritage Listed Commercial Precinct**

- * 157 sqm of open showroom space on the second floor
- * Low outgoings, only \$16.09 per sqm
- * Polished concrete floor
- * 3 x reverse cycle air conditioners
- * Light and bright with plenty of natural light
- * Fully serviced by data box, cables & power points throughout
- * Classy entrance with external access to a drive-in delivery bay
- * Toilets just outside your front door
- * 500 metres walking distance to Macaulay and Flemington Bridge train stations
- * Cafes nearby
- * Exceptional inner-city location, with easy access to all interlinking traffic routes
- * Frontage to City Link freeway

\$38,000 Per Annum Net

- Type** : Showrooms/Bulky Goods
- Building Size** : 157 m2
- Zoning** : Mixed Use Zone (MUZ)

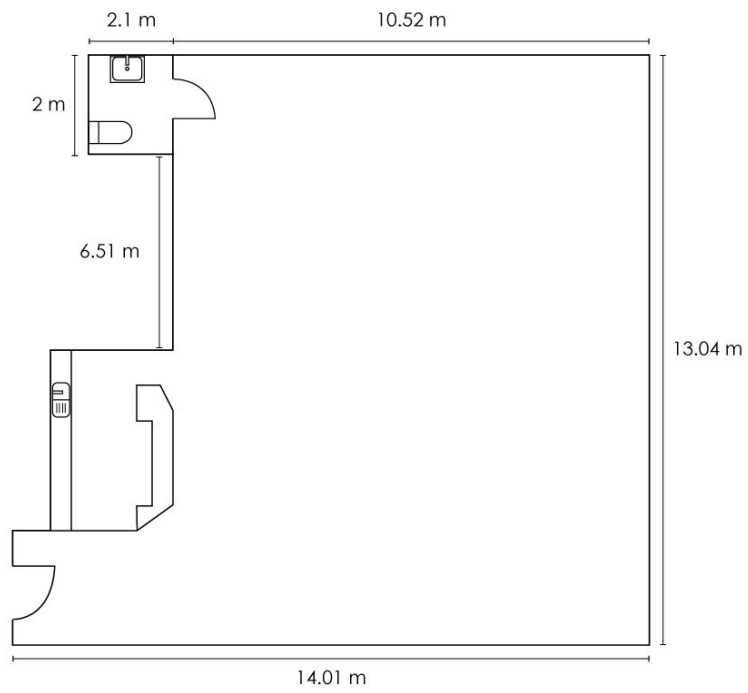
Jackson Brenchley Richard Impiombato

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Internal Area: 158.8 sqm

Showroom 1/64-90 Sutton Street, North Melbourne VIC 3051



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers/tenants are advised to make their own enquiries.