



1A/102 Henkel Street BRUNSWICK, VIC

## Neat First Floor Office In Heart Of Brunswick Industrial Pocket

- ? 115 sqm of floor space plus 22 sqm balcony
- ? First floor office at the front of new Industrial complex
- ? Kitchenette that includes dishwasher and ample storage
- ? Internal bathroom with dual toilets
- ? Industrial 3 zoning
- ? Ground floor occupied by "Henkel St Cafe"
- ? Well lit office with City views
- ? Open plan space, ample data and power points
- ? NBN connected
- ? 2 x reverse cycle air conditioning units installed in floating ceiling
- ? Beautifully appointed premises with charming lighting and features
- ? Walking distance to parks, trains, trams, and buses
- ? 2 car spaces on title

**\$565 Per Week Net**

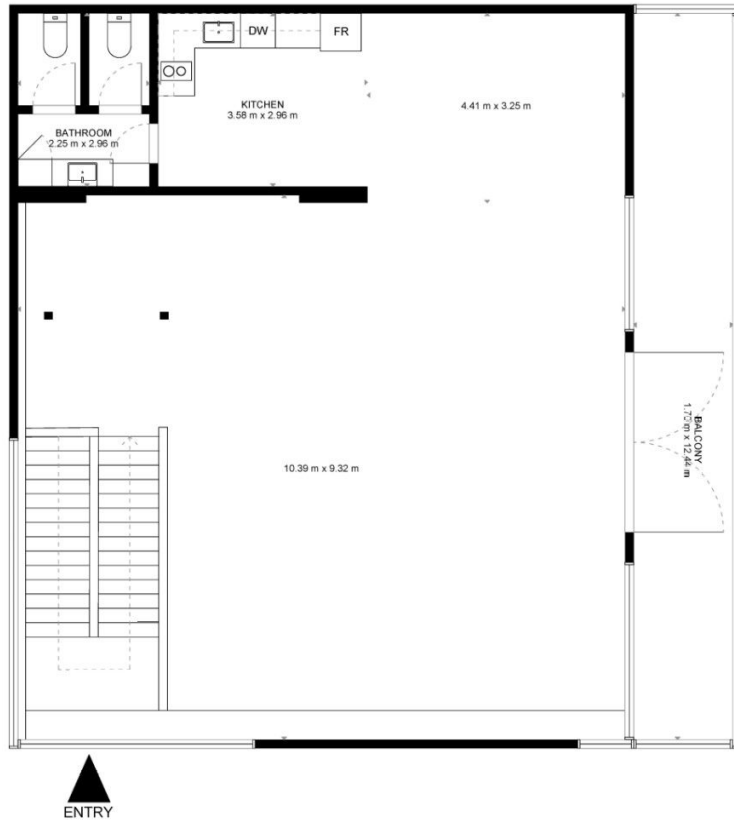
**Type** : Offices  
**Building Size** : 115 m2  
**Zoning** : Industrial 3

**Council Rates** : \$0.00/year (approx)  
**Water Rates** : \$0.00/year (approx)  
**Strata Rates** : \$0.00/year (approx)

**Jackson Brenchley**

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GROSS INTERNAL AREA  
TOTAL LIVING AREA: 136 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

