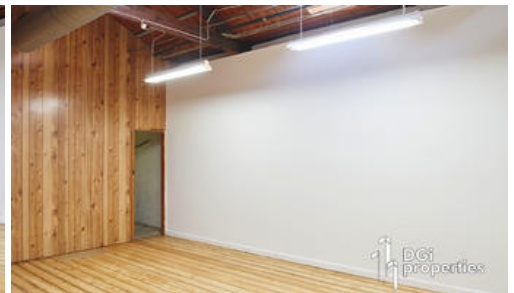
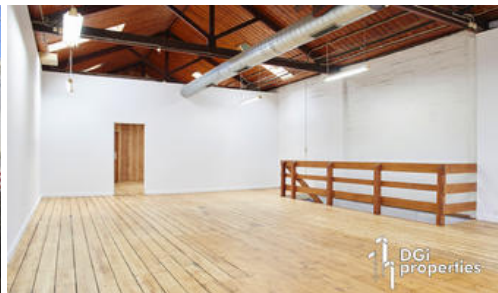
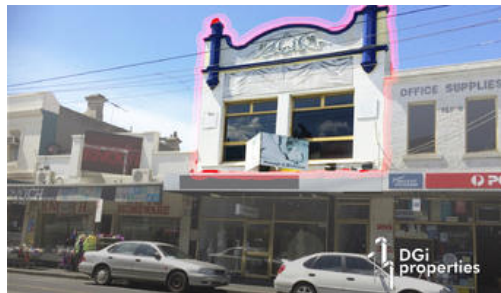




Level 1, 62 Sydney Road, Brunswick



## FIRST FLOOR SYDNEY ROAD COMMERCIAL SPACE IN THE CENTRE OF BRUNSWICK RETAIL PRECINCT

- LARGE OPEN PLAN AREA ALONG WITH PARTITIONED OFFICES OR CONSULTING ROOMS
- CHARACTER FILLED EXPOSED TIMBER ROOF TRUSSES WITH HIGH VAULTED CEILINGS
- SUIT A VARIETY OF USES
- TOTAL AREA OF 200m<sup>2</sup> approx.
- DUAL ENTRY FROM SYDNEY ROAD OR REAR LANEWAY
- 50 METRES TO BARKLY SQUARE SHOPPING CENTRE
- SURROUNDED BY MANY OTHER SUCCESSFUL FOOD, FASHION, RETAIL & COMMERCIAL BUSINESSES
- TRAM & TRAIN WITHIN A SHORT WALKING DISTANCE
- 200 METRES TO BEAUTIFUL PRINCESS PARK

**\*\* GROUND FLOOR UNDERGOING MAJOR FITOUT TO EXEORIENTED RESTAURANT OPERATORS\*\***

<b>Price</b>	LARGE FIRST FLOOR SPACE
<b>Property Type</b>	commercial
<b>Property ID</b>	190
<b>Office Area</b>	220 m <sup>2</sup>
<b>Floor Area</b>	200 m <sup>2</sup>

### Agent Details

David Gargaro - 0413 202 259  
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### Office Details

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The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

