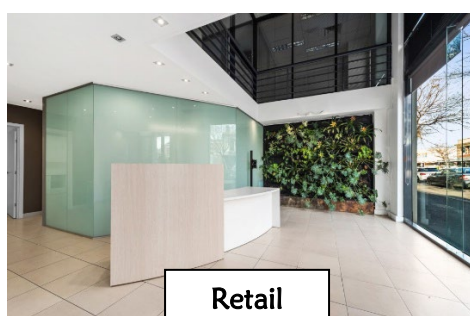


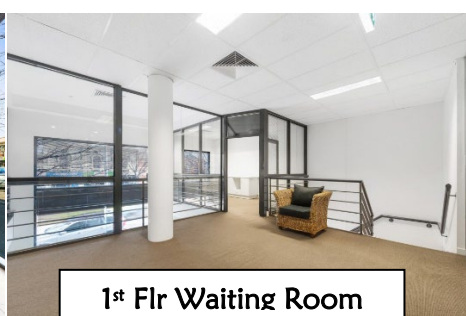
Ground & 1st Floor Suite 1.01 – 252-254 Bay Street, Port Melbourne

FOR LEASE

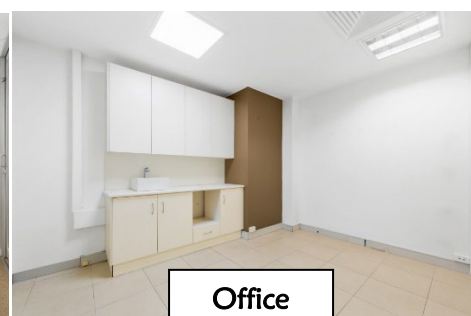
Retail/Office Main Road Frontage



Retail



1st Flr Waiting Room



Office

PROPERTY HIGHLIGHTS

 GROUND FLOOR
RETAIL
AREA: 79 SQM*

 EASY ACCESS TO FREEWAYS
AND MAJOR ARTERIALS

 FIRST FLOOR OFFICE AREA:
55 SQM*

 REAR CARPARK
ACCESS

 MAIN ROAD
EXPOSURE

 REAR CAR PARK WITH 2
ON-SITE CAR SPACES

Available Immediately

Asking Rent \$70,000.00 pa
+ Outgoings \$10,000.00 pa (Est)

- Full Airconditioned
- Natural Light
- Retail & Eatery Precinct
- Main Road Frontage
- Fully Fitted Tenancy
- Separate Main Entry

PROPERTY SUMMARY

SITUATED WITH EASY ACCESS TO WESTGATE FREEWAY PROVIDING ACCESS TO ALL MAJOR ARTERIAL LINKS, DOCKLANDS, CBD, CITY ROAD, BEACH STREET, MONTAGUE STREET, NORMANBY ROAD, LORIMER STREET AND INGLES STREET TO NAME A FEW.

THIS RETAIL/OFFICE SPACE LOCATED OVER TWO LEVELS CONSISTS OF GROUND FLOOR RETAIL AND FIRST FLOOR OFFICES WITH SEPARATE GLASS DOOR ENTRY INCLUDING REAR CARPARK ACCESS VIA LYONS STREET.



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.



CONTACT

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WEALTH
COMMERCIAL PROPERTY SERVICES