



Sold

# 1.14/15-87 Gladstone Street, South Melbourne VIC



## INDUSTRIAL-STYLE OFFICE/STUDIO

Located within the edgy Industry Hub Building, only 2km from the CBD and in close proximity to public transport and freeway access, this open plan office has a great industrial and contemporary feel and would suit both investors and owner-occupiers.

- > Open plan
- > Excellent natural light
- > Polished concrete floors
- > Fantastic shared amenities (kitchens and bathrooms on each floor)
- > Onsite cafe
- > Currently returning \$18,750 p.a. + GST + outgoings on a short term rental until July 2025 with flexibility for an early end date for an owner-occupier
- > 1 secure basement car space
- > AREA: 52m<sup>2</sup> (approx.)

Contact exclusive agents MIGLIC DEAN for further information or to arrange an inspection

<b>Contract type</b>	Sale
<b>Property Type</b>	Offices, Commercial
<b>Price</b>	\$320,000 (ex GST)
<b>Katherine Dean Owner Principal</b>	0437 254 462