



Leased

1/38 Down Street, Collingwood VIC





COLLINGWOOD WAREHOUSE-STYLE - GENEROUS RENT FREE INCENTIVES AVAILABLE

With a beautifully restored façade and magnificent entrance door from Down Street, together with stunning natural light from the New York-style windows facing the street, this stunning warehouse space is one not to be missed.

Set over three levels with automated tilt door access on the ground floor and the 1st and 2nd floors featuring timber flooring and balconies on each level.

Features include:

- > Great natural light and air-flow
- > Air-conditioning & heating
- > Data cabling
- > Kitchenette (with oven and dishwasher)
- > Two (2) bathrooms
- > Ground floor warehousing
- > Two (2) Automated tilt-doors with vehicle access in & out
- > Balconies on 1st and 2nd floors (4 separate balconies in total)
- > Security system
- > NBN
- > Immaculately maintained
- > AREA: 320m2 (approximately)
- > Available: NOW

Please contact the exclusive agent to arrange a private inspection of this beautiful property.

Contract type

Lease

Property Type	Offices, Commercial
Price	CONTACT AGENT
Katherine Dean Owner Principal	0437 254 462