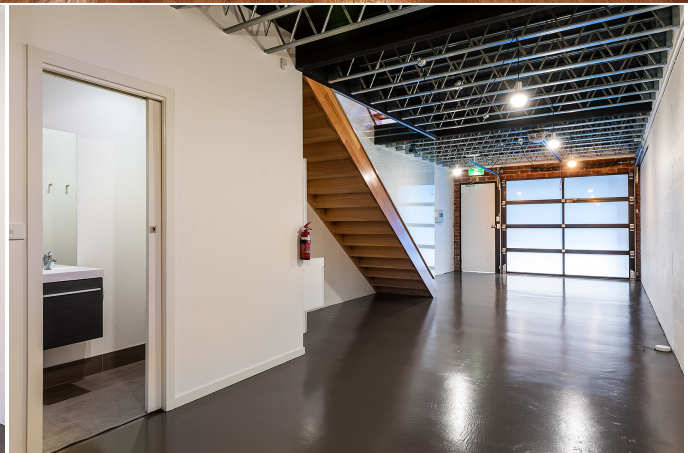




Leased

**11/38 Down Street, Collingwood VIC**



## LIGHT-FILLED WAREHOUSE-STYLE SPACE

This stunning warehouse-style space nestled in the backstreets of Collingwood is one not to be missed! Located in close proximity to an array of cafes and eateries and only a short walk to Gertrude and Smith Streets.

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 (an ideal breakout space or soak up some sun with a coffee).

Features include:

- > Great natural light
- > Air-conditioning & heating
- > Data cabling
- > Kitchenette & Bathroom
- > Ground floor warehousing
- > Automated tilt-door with vehicle access in & out
- > Balconies on 1st and 2nd floors
- > Security system
- > NBN
- > Immaculately maintained
- > AREA: 160m2 (approximately)
- > Available: NOW

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

<b>Contract type</b>	Lease
<b>Property Type</b>	Industrial/Warehouse, Commercial
<b>Price</b>	CONTACT AGENT
<b>Katherine Dean Owner Principal</b>	0437 254 462