



**5a/23-25 Gipps Street, Collingwood VIC 3066**

## **50m2\* BOUTIQUE MODERN GROUND FLOOR OFFICE**

- Total building area 50m2 approx.
- Comprising modern internal kitchenette and two toilets
- Heating / cooling and alarm system
- One allocated car space in basement
- Ground floor suite with on-site Caf? located right next door
- Located in the sophisticated ?Glassworks? building approx. 2.5km from the CBD and approx. 500 metres from all forms of public transport and major arterials

\$12,000 per annum (No GST) + Outgoings

Ryan Amler 0401 971 622  
Paul Rizzo 0418 688 888

Offices

FOR LEASE

50sqm

**Ray White®**

**Ryan Amler**

0401971622

ryan.amler@raywhite.com