



**4/40 Burgundy Street, Heidelberg VIC 3084**

## HIGH EXPOSURE OFFICE / RETAIL

Ray White Commercial presents an opportunity to lease a fantastic retail/office space in a prime location. With strong surrounding businesses including ALDI, Coles, Commonwealth Bank & Snap Fitness along with the added bonus of a Coles Supermarket car park at the rear for customers, this property on busy Burgundy Street ticks all the boxes.

- 105m2 approx. of high exposure corner office/retail space
- Front & rear access
- Shared amenities include kitchen area and toilets
- 2 x Split Systems
- Secure undercover parking (2 vehicles)
- Ample 3P for customers plus coles carpark also located at rear
- Loading Bay

Retail  
FOR LEASE

105sqm

**Ray White®**

**Theo Karkanis**

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