



**212-224 Roslyn Street, West Melbourne VIC 3003**

## OUTSTANDING CITY-FRINGE - SHORT TERM LEASE

Located immediately north-west of the CBD in one of Melbourne's most sought after city-fringe suburbs, this strategic site is only a short distance from the CBD, major universities, hospitals and local lifestyle amenities, boasting excellent access to public transport and Melbourne's major arterial roads.

- Landlord open to lease the property separately with the office section @ \$25,000 p/a and warehouse section @ \$35,000 p/a or lease the whole property at a combined rental @ \$60,000
- Land area: 1,305m<sup>2</sup> (approx.)
- Mixed Use Zone (MUZ)
- 1km from the centre of the CBD
- 35.7m frontage to Roslyn Street
- 30m frontage to lane

Industrial  
FOR LEASE

1305sqm

**Ray White**

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