



Level 1/310 Railway Parade, Carlton NSW 2218

## FIRST FLOOR OFFICE/STUDIO/SHOP IN PRIME CORNER POSITION!

Gunning Real Estate is pleased to present this first floor space for lease in a retail building located at one of the most recognisable corners on Railway Pde. The building has two street frontages onto Railway Pde and Jubilee Ave, and is just across the road from Carlton train station.

1st floor features an open space for office/storage, a partitioned windowed room, a toilet, and a kitchenette.

### KEY FEATURES:

- Internal area: 80sqm on each level
- Air-conditioning & amenities
- Street parking easily

Retail  
FOR LEASE

80sqm

# GUNNING

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