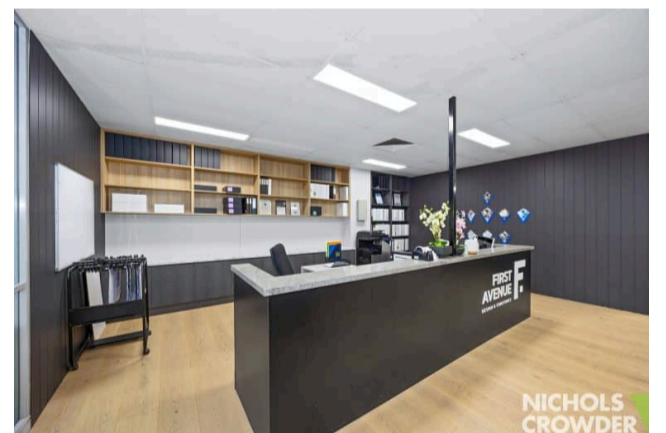


Suite 7/214 Bay Street, Brighton



For Sale or Lease

Elevate Your Business in Brighton

Welcome to your next business destination with outstanding Bay Street exposure.

This newly designed, fully fitted ground floor office offers a turnkey solution for owner-occupiers or tenants seeking a premium Brighton address in one of Melbourne's most established professional precincts.

Bay Street is home to Brighton's thriving professional ecosystem and provides an exceptional lifestyle balance with world-class schools, restaurants, cafes, pubs and beaches all within close proximity.

Key features include:

- * Offered For Sale or Lease
- * Turn-key, ready-to-occupy office with prominent signage opportunities
- * Fully fitted and furnished, ready for immediate occupancy

- * Building area: 125sqm *
- * Five (5) basement car spaces on title
- * Heating and cooling throughout
- * Ample natural light (north facing), creating a bright and energizing workspace
- * Spacious layout workstations, boardroom, directors room
- * Modern kitchenette and breakout area for relaxation and collaboration
- * Two (2) bathrooms (male and female)
- * Dedicated boardroom room and ability to put TV in
- * Storage cage – 4m x 2.6m
- * Secure access and 24/7 building security for peace of mind
- * Suit a variety of uses including accountants, finance groups, property groups, medical and lawyers (STCA)
- * Prime location in Bay Street Brighton, accessible by public transport and car
- * North Brighton train station 400m* away (within walking distance)

Whether you're a startup looking to make an impression or an established business seeking a fresh space to inspire creativity and productivity, this ready to go office in Brighton is the perfect solution.

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

Finn Atkins 0409 556 990

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

PROPERTY DETAILS

Property ID

2P3955

Price

Contact Agent

Agents

James Glen

0401 493 277

jamesg@nicholscrowder.com.au

Finn Atkins

0409 556 990

finn@nicholscrowder.com.au

Nichols Crowder Moorabbin

03 9559 3888

request@nicholscrowder.com.au

nicholscrowder.com.au

Nichols Crowder Moorabbin, 358 South Road, Moorabbin VIC 3189

E & O. Whilst every care has been taken in producing the above information, no warranty is given or implied as to the accuracy. Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior

sale or withdrawal.