



COLLINGWOOD

Unit 8/ 1-9 Hoddle Street

Property ID: 500854412

KEY INFORMATION:

IDEAL CORNER LOCATION WITH FANTASTIC EXPOSURE!

- Prime Main Road Exposure
- Fully Air Conditioned
- Suit Various Uses (stca)

Located almost at the corner of Hoddle St & Victoria Pde.
 A brilliant high profile location.
 Tram & bus services at the door.
 A great opportunity to occupy this cost effective office/showroom on Hoddle Street.

- * Massive exposure, 90,000 (approx) vehicles pass the door each day.
- * Bunnings located around the corner.
- * Polished Concrete Floor.
- * Open Plan Space with mezzanine floor.
- * Fully air-conditioned.
- * Self contained with own bathrooms & kitchenette.
- * Suit a Variety of uses including office/showroom, gallery etc
- * 7 basement car parks + large storage cage and great client carparking.

These premises incorporate a high exposure showroom over ground and mezzanine level with an abundance of natural light and signage potential.

Property Type:	Office, Showroom / Bulky Goods, Retail
Office m²:	261
Total m²:	261 sqm approx
Annual Rent:	Contact Agent
Outgoings:	Payable by Lessee
Car Parking:	7 secure car spaces
Availability:	Now
NABERS:	0.0 Star NABERS Energy Rating

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