

# KELLY & SHIEL

Licensed Estate Agents, Auctioneers & Property Managers EST. 1859



## 1/279 Lygon Street Carlton VIC

The First Floor Office space provides an excellent level of Natural Light highlighting the refurbishment of New Carpets, light fittings, split system aircon/heating and a Fresh coat of paint.

The first floor contains Three rooms with bathroom and kitchenette.

Features separate entry from Lygon Street.

NLA 55.7 M/2

RENT: \$24,500 pa + GST + Outgoings

LEASE TERM: 3 years plus option

OUTGOINGS: 1/3 of building total of approx \$3,282 (Includes Essential Services and FES)

Advertising permitted on door to Lygon Street (STCA)

Inspection & Further details Damien Shiel 0419 394 999

**Price** : Lease: \$24500 pa  
**Building Size** : 55 sqm  
**View** : <https://www.kellyshiel.com.au/lease/vic/inner-city/carlton/commercial/offices/7508327>



**Damien Shiel**  
03 9671 4111



**Andrea Sparks**  
0422 431 098

