



## PRIME COLLINGWOOD STUDIO

Offices • Retail

61 Gipps Street, Collingwood, Vic 3066

**Floor Area:** 144 m<sup>2</sup>

### Property Description

Nelson Alexander Commercial are delighted to offer For Lease this modern open plan studio with an abundance of natural light plus parking. Located in the heart of Collingwood and featuring a very versatile open plan layout over two levels this property will suit a variety of businesses (STPA). Fully self-contained with parking at the rear this is an opportunity not to be missed.

Key Features:

- Zoned Commercial 2
- Floor Area 144m2 (approx.)
- Includes 2 Carparks
- Light & Bright
- Versatile Open Plan Layout
- Fully Self Contained with Kitchenette
- Fantastic Collingwood Location
- Neighbouring Stomping Ground Brewery, Allpress Espresso, T2, VICE news.
- Modern Amenities Including Heating & Cooling
- Polished Concrete Floors Downstairs
- Stylish Floorboards Upstairs
- Suitable for Showroom, Hospitality Venue, Office and a Variety of

**Leased**

Leased: Wed 04-Aug-21

### Additional Details

**Car Spaces**

2

**Zoning**

Commercial 2

**Nelson Alexander**  
COMMERCIAL

**Damien Theisz**

0448 319 171

**Ethan Wong**

0427 349 064

Nelson Alexander Commercial  
187 Gertrude St, Fitzroy Vic 3065