



## PRICE REDUCTION

Offices

First Floor, 193 Balaclava Road, Caulfield, Vic 3162

**Floor Area:** 540 m<sup>2</sup>

### Property Description

- Building Area: 200 - 540 sqm\*
- Professionally fitted out
- Rear Access
- Car parking for 9
- Exceptional exposure
- New carpet/Recently refurbished
- Central heating/cooling
- Private Entrance

We are pleased to present this highly exposed office building situated on the first floor in the bustling business hub of Caulfield North.

The property features a large open plan floor plan with full amenities and car parking for 9 cars. Just a short walk to Caulfield Park and eateries along Hawthorn Road. Public transport is located at your doorstep with trams and Malvern Train Station being only a short walk away, combined with sufficient on street car parking you will find there will be no issues getting to work.

This premises would suit any business or corporation looking for a ready made office building.

**Leased**

Leased: Fri 28-Aug-20

### Additional Details

**Car Spaces**

9

**Zoning**

Commercial 1

**Parking**

**Comments**

9 Car Spaces



**Brendan Burmistrow**

0414 288 229

**Aston Commercial - MELBOURNE**

Level 1, 107-111 High Street,  
Prahran Vic 3181