



**L1, Suite 1.1, 17 Bourke Road, Alexandria**



### Character Office Space

95sqm in the restored Trackmaster Building, just a 3min walk to Green Square Station.

Features of the property include:

- + Refurbished character space
- + Fully air conditioned
- + New WC's and kitchen area
- + Great natural light - huge industrial windows
- + Raw ceilings with feature step beams and exposed concrete
- + Communal upper level garden/ patio area
- + Car spaces are available with the letting
- + The popular Mecca cafe is located opposite the premises

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	LEASED
<b>Property Type</b>	commercial
<b>Property ID</b>	539
<b>Office Area</b>	95 m2
<b>Floor Area</b>	99 m2

#### Agent Details

Stephen Wan - 0414263366

#### Office Details

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