



Work Play or Live in this modern versatile city fringe work space over 2 levels ...

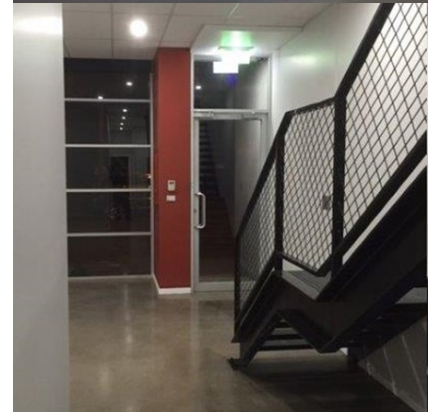
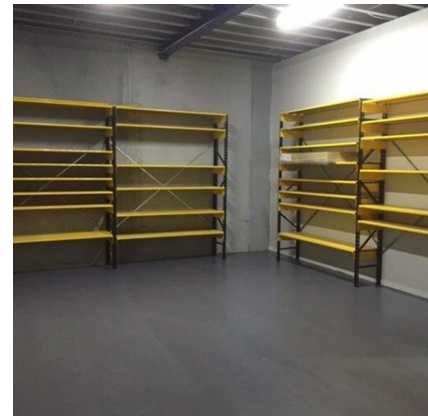
144 Langford St, NORTH MELBOURNE, VIC 3051

Industrial, Offices, Showroom

Property ID: 1423

Price: N/A Rent: \$66,000

Building: 252m² Land: 200m²



- Versatile city fringe office, showroom + warehouse
- Building has been recently refurbished and is as if new
- Convenient location on Melbourne's City Fringe
- 2 min walk to Macaulay Station Nth Melbourne
- Ground floor reception, office, warehouse & storage areas
- Upstairs open plan offices including partitioned office/boardroom
- Abundant on street car parking
- Suit office, showroom or training venue with amenities suitable for residential accommodation on site
- Available Now
- Contact Glyn Bosisto on 0414 304 580 Or Henry Chau 0410 191 636

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Additional Features

Features

Availability: Nov 2015
Zoning: Industrial 1
Lease Term: 1-5 years
Rent Review: 4% pa
Car Spaces: 1 on site
Condition: Very good
Air Conditioning: yes
Roller Doors: yes
Floors: concrete
Lifts: no
Sprinklers: no
Age: 2004

Outgoings

Water Rates: TBA
Land Tax: TBA
Council Rates: TBA
Owners Corp. / Insurance: TBA

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Office Warehouse Showroom	0	252m2 (Open Plan Offices + reception)	200m2	N/A	\$66,000