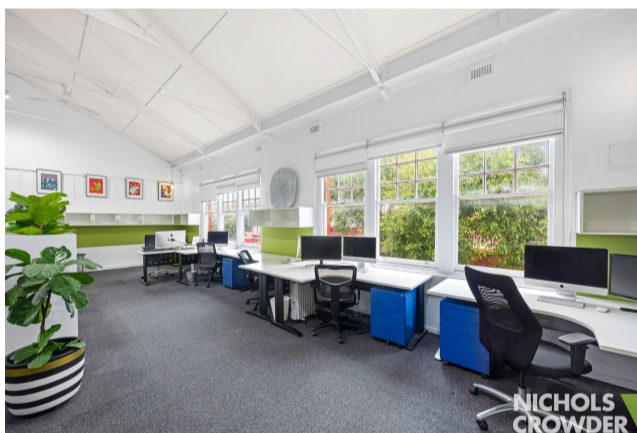


## Level 1, 1-4 Railway Walk, Brighton



### For Lease

#### Boutique Office, Bayside Lifestyle

This is an exceptional opportunity to secure a foothold in one of Melbourne's most coveted commercial precincts.

Tucked just behind the vibrant Church Street, this boutique office space offers the rare combination of high end professional utility and a relaxed, Bayside atmosphere.

It is more than just an office; it is a lifestyle choice for businesses that value both productivity and prestige.

Key features include:

- \* Total suite area: 82sqm \*
- \* Positioned directly adjacent to Middle Brighton Station, offering seamless access for staff and clients alike
- \* Enjoy excellent local amenities with a range of Church Street's top tier eateries, including the popular Bakehouse by Vic right at your doorstep, along with the convenience of Woolworths nearby

\* With its Level 1 vantage point and modern finishings, this suite provides a sophisticated backdrop for a variety of industries, from boutique agencies to established private firms

\* The space benefits from terrific natural light throughout

\* Bathroom and kitchen amenities

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

**DISCLAIMER:**

\* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

\* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

**PROPERTY DETAILS**

**Property ID**

2P4095

**Price**

Contact Agent

**Agents**

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Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.