

## Suite 4/419 Bay Street, Brighton



### For Lease

#### Brighton First Floor Corner Office

Perfectly positioned on the first floor with an abundance of natural light, this premium corner office is situated in nothing short of an A grade location.

The space is within walking distance to local shops, cafes and restaurants, as well as Hotel Brighton. The new Coles supermarket is also conveniently located directly opposite and North Brighton railway station is just a short walk away, providing excellent convenience for staff.

This is a rare opportunity to secure a generously sized Brighton office which includes 8 partitioned office/ meeting room spaces, plus

open plan areas.

Act quickly, opportunities like this are tightly held and rarely last long.

Key features include:

- \* Total building area: 195sqm \*
- \* Multiple internal office/ meeting spaces
- \* Plus open plan areas
- \* Ducted heating and cooling throughout
- \* Excellent kitchenette and bathroom amenities
- \* Three (3) undercover car spaces
- \* Excellent local amenities
- \* North Brighton railway station is a short walk away

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

Finn Atkins 0409 556 990

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**

2P4100

##### **Price**

Contact Agent

##### **Agents**

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