

For Lease



56 Abbotsford Street WEST MELBOURNE

Description	Area m ²	Rate \$/m ²	Rent \$/pa
Suite 1	54		

Location

Description

Allard Shelton is pleased to present this well-appointed office for lease in the heart of West Melbourne's CBD fringe precinct. This is a rare opportunity to secure a highly accessible office in a tightly held inner-city location. The tenancy is suitable for a variety of professional uses and provides an efficient, functional workspace.

The tenancy consists of 54 sqm of office accommodation, featuring an open-plan layout and one dedicated car parking space. The property is available for immediate occupancy and benefits from proximity to public transport, local cafés, restaurants, and retail amenity.

Key Features:

- 54 sqm* of office accommodation
- One dedicated car park
- Accessible via North Melbourne Station and nearby tram routes
- Surrounded by cafes, restaurants and convenience retail
- Available for immediate lease

Please contact the leasing agents today to arrange an inspection.

Parking:

Outgoings: Payable by the lessee approx \$00.00 psm

Lease

Comments:



For more information please contact

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