



3 Hilton Street Clifton Hill, VIC

## Prime Inner City Location

Exceptional quality and secure building area of 300sqm (approx.).

Features include:

- 150sqm (approx.) of warehouse space
- 150sqm (approx.) of air conditioned office space
- 3 phase power available
- Off street parking for 2 cars
- Seconds from the Eastern Freeway
- Internal height of 7.5m (approx.)
- Commercial 2 Zoning
- Direct access to Smith Street, Brunswick Street, Queens Parade and the Melbourne CBD

Rental:

\$69,900 pa \$5,825 pcm \$1,3442.23 pw

**Council Rates:** \$0.00 p/q

**Water Rates:** \$0.00 p/q

**Strata Rates:** \$0.00 p/q



**Michael Sabelberg**

0450 554 317

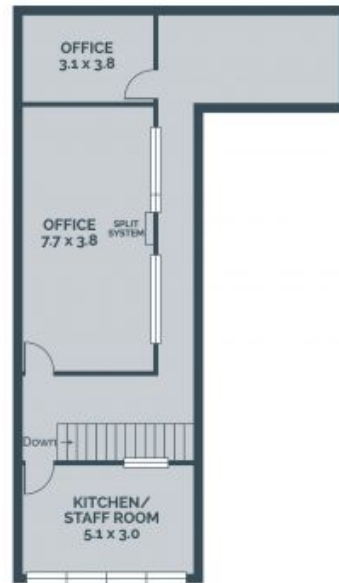
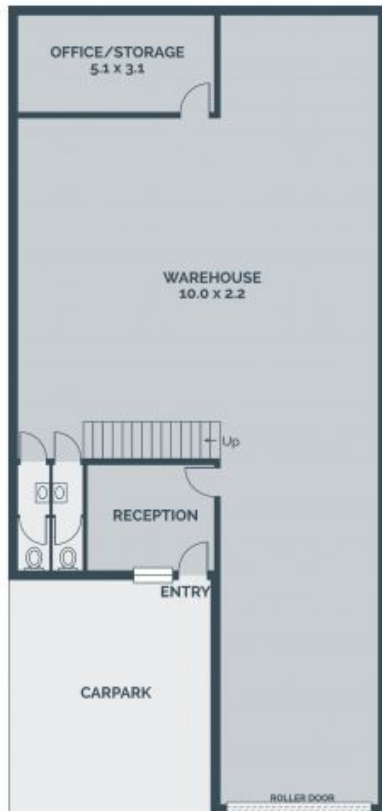
michael.s@lovere.com.au



**Branko Agatanovic**

0448 035 565

branko.a@lovere.com.au



Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

LOVE & CO

LOVE & CO

3 Hilton Street

Clifton Hill, VIC