

# ROSIN SMYTH



**66-68 Dudley Street West Melbourne VIC**

**6** 

DIRECTLY OPPOSITE THE FLAGSTAFF GARDENS AND WALKING DISTANCE TO THE CBD, QUEEN VICTORIA MARKET, UNIVERSITIES AND THE BIOMEDICAL PRECINCT.

CONTEMPORARY ARCHITECT DESIGNED BUILDING OF NORTH SOUTH ORIENTATION IS FILLED WITH NATURAL LIGHT AND PROVIDES OPEN PLAN FLEXIBLE FLOOR PLATES OVER 3 SPACIOUS FLOORS. OPPORTUNITY TO ACTIVATE ROOFTOP OR EXTEND AWAITS (STPA)

EXCELLENT REAR ACCESS AND CARPARKING FOR 6 CARS IS PROVIDED ON THE GROUND FLOOR.

CURRENT COMMERCIAL LEASE EXPIRES 05/02/2023 WITH NO FURTHER OPTION.

FOR INFORMATION MEMORANDUM AND TO ARRANGE INSPECTION CONTACT MARTIN SMYTH 0411744000.

**Building Size** : 700 sqm  
**Land Size** : 262.1 sqm  
**View** : <https://www.rosinsmyth.com.au/6939505>



**Martin Smyth**  
**9695 5999**

# 66-68 DUDLEY STREET, WEST MELBOURNE

