

3/41 Lygon Street Brunswick East VIC

Vision Real Estate is delighted to offer this ultra-modern self-contained office in a contemporary building. Featuring an open plan work space with own kitchenette, toilet and the bonus of an outdoor balcony. This property is the ideal space to take your business to the next level!

Key Features:

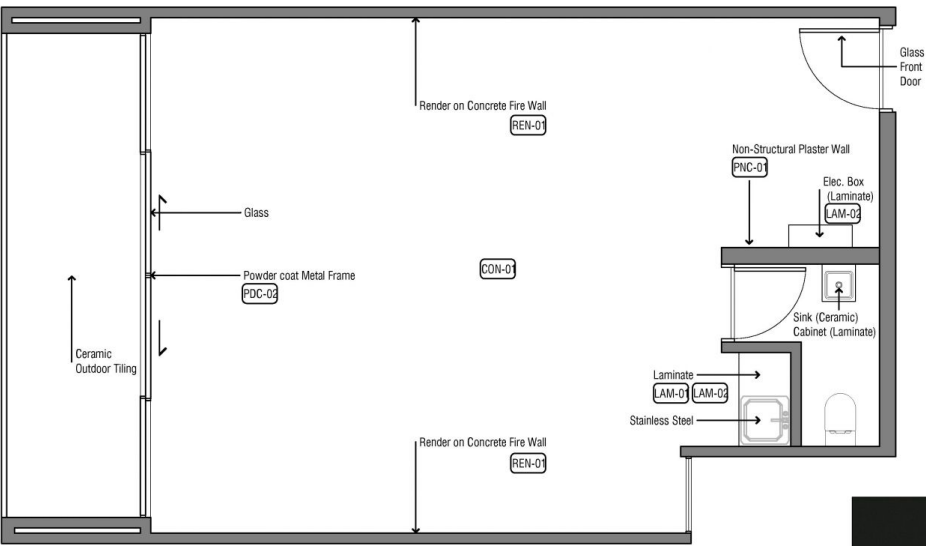
- > Area: 55m2 (approx) plus Balcony
- > Polished concrete floors
- > Ducted heating and cooling
- > Keyless entry
- > Alarm
- > NBN enabled
- > Fully networked

[For full version visit the website](https://www.visionrealestate.com.au/lease/vic/north/brunswick-east/commercial/offices/8152245)

Type	: Offices
Price	: Contact Frank Romeo
Building Size	: 55 sqm
Land Size	: 1 sqm
View	: https://www.visionrealestate.com.au/lease/vic/north/brunswick-east/commercial/offices/8152245



Frank Romeo
03 9654 9800



SCALE@A3



Materials

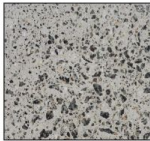
Existing



REN-01

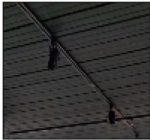
Location / North South Walls
Product: -
Finish: Rendered
Colour: Concrete Grey
Code: -

Note: Render on Concrete fire wall



CON-01

Location / Floor
Product: Concrete
Finish: Polished Concrete
Colour: Light Grey w/ Black Aggregate
Code: -
Note: Treated Floor Slab on Structural Steel Decking



PDC-01

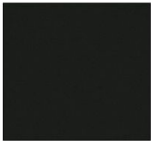
Location / Ceiling
Product: Bluescope Steel - Deckform
Finish: Powder Coat
Colour: Satin Black
Code: -

Note: Most Likely a Dulux Powdercoat Finish



PNC-01

Location / West Wall
Product: Dulux Paint
Finish: Satin
Colour: Natural White
Code: -
Note: Paint on Plaster Board



PDC-02

Location / East Wall
Product: Window Frame
Finish: Powder Coat
Colour: Black
Code: -

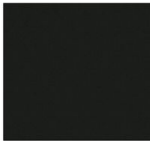
Note: -



LAM-01

Location / Kitchenette Cabinet
Product: Wood Laminate
Finish: Wood Texture
Colour: Light Brown/ Gold
Code: -

Note: -



LAM-02

Location / Kitchenette Cabinet
Product: Laminate
Finish: Satin
Colour: Black
Code: -

Note: -