

# 11/1 Bromham Place, Richmond, VIC

Commercial Property For Lease - Price: Lease: \$44,000 + GST + Outgoings. Sale: \$880,000, plus GST

INDUSTRY  
PROPERTY  
GROUP



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## INNER CITY GEM

This boutique development known as 'The Ternary' is situated in the inner ring of Richmond's office precinct with close proximity to public transport, amenities and the CBD. The office at 11/1 Bromham Place offers an oasis style setting with two levels of office covering 90m<sup>2</sup> internally along with an outside private balcony of 16m<sup>2</sup> approx.

The internal layout comprises open plan ground floor area with exposed trusses along with a generous kitchen with ample storage, under stair storage and cupboards with shelves and a modern bathroom boasting walk in shower with black fittings, toilet and vanity. The ground floor also has bi-fold sliding doors that open onto the ground floor to bring in fresh air and light. Upstairs is open plan with designer timber floors with a feature saw-tooth roof with ample natural light via the angled windows. Motorised blinds are also fitted to minimise sun glare. There is a long, timber lined bench with ample storage space and a private balcony with City views and northerly sun all year round.

The property has been fitted with CCTV and base to base alarm and keypad entry, acoustic panels on the roof and walls of the first floor office and a feature whiteboard is built in.

The property also has a built in Rooftop Solar Panel System to reduce electricity costs, along with separate heating and cooling systems on both levels. There are 2 car spaces on title with parking barriers.

This office is a must see for small business operators, investors or those seeking to diversify their portfolio.

As New Two Level Office  
Proximity to everything  
Perfect SMSF Investment Opportunity

Office Size:	90.00
Warehouse Size:	0.00
Total Size:	90.00
Land Size:	48.00
Zoning:	Commercial
Parking:	2

Availability: **Immediately**

IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.