



1-8/56 Phoenix Street Brunswick VIC

2 

Meticulously designed and magnificently positioned in the Brunswick Business Hub are these extremely well designed office's all within walking distance to Sydney Rd and public transport.

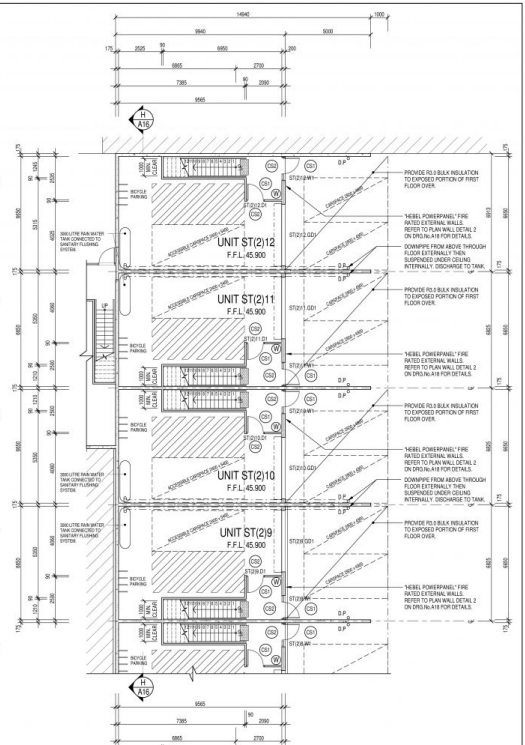
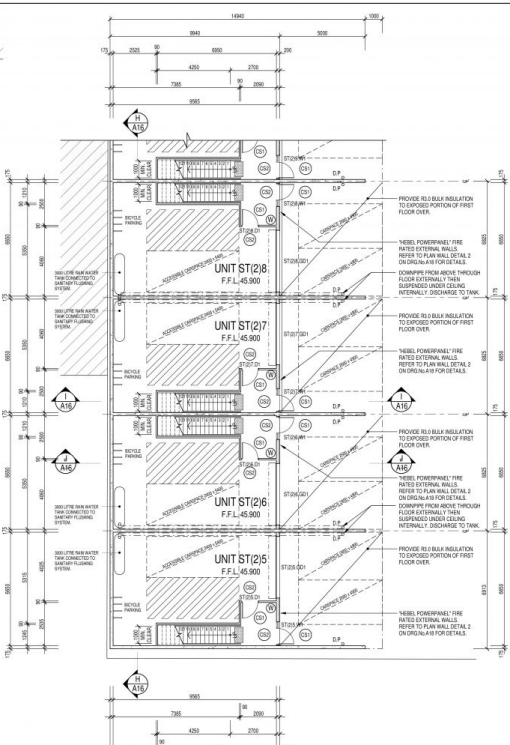
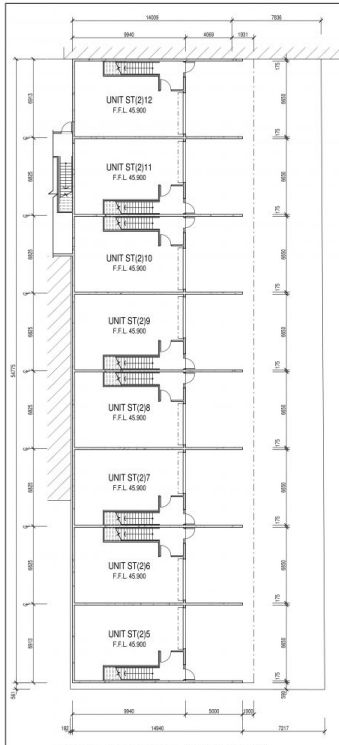
Key Features:

- *Building Area - 264 sqm*
- *Generously Wide Fronted
- *Architecturally Designed
- *Stunning Engineered Oak Floors
- *Ducted Heating & Cooling
- *Automated Lighting System.
- *Kitchenette plus Separate Bathroom with Shower
- *Wide Doors Opening to a 12 sqm* Balcony
- *Lock Up Garages plus Visitor Parking - on Title
- *Direct Access to Sydney Rd Via Phoenix St Footbridge.

Price : Contact Agent
Building Size : 264 sqm
Land Size : 147 sqm
View : <https://www.visionrealestate.com.au/sale/vic/north/brunswick/commercial/offices/7420364>



Frank Romeo
03 9654 9800



LEGEND

- ⊕ WATER TYPE FIRE EXTINGUISHER 4-LITRE
- ⊕ DRY CHEMICAL FIRE EXTINGUISHER 2.5LITRE
- ⊕ ALSO PROVIDE A DRY CHEMICAL FIRE EXTINGUISHER ADJACENT TO ALL ELECTRICAL SWITCH BOARDS
- ⊕ INDICATES CIRCULATION SPACE REQUIREMENTS FOR THE FLOOR OFFICIAL REFER TO SLS 14.11 FOR RELEVANT CIRCULATION SPACE DRAWING AND REQUIREMENTS.
- ⊕ LOCATION OF TACTILE INDICATOR

REV. NO.	DETAIL	DATE
1	ISSUED FOR TENDER	11.11.2015
2	ISSUED AS PERMITTED BY BUILDING DEPT	11.11.2015
3	PROVIDED FOR ISSUE	11.11.2015

No work is to be constructed outside the boundaries of the site shown on the approved site plan. All work is to be in accordance with the Australian Standards, and in the event of any conflict, the conditions and notes that the work is to be in accordance with the Australian Standards shall prevail.

MHA BUILDING DESIGN CONSULTANTS
Phone 9419 5487 87 Adelaide Street, Collingwood VIC 3068
www.mhadesign.com.au

PROJECT: PROPOSED COMMERCIAL REDEVELOPMENT AT LOT 1, 60 FALLON STREET BRUNSWICK

LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.)			
CLIENT	AUSTWIDE DEVELOPMENTS Pty Ltd.		
DATE	31/05/15	SCALE	A12 of 19
DATE	MAY 2015	DRAWN	G.L.G.
		REV. NO.	D