



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.

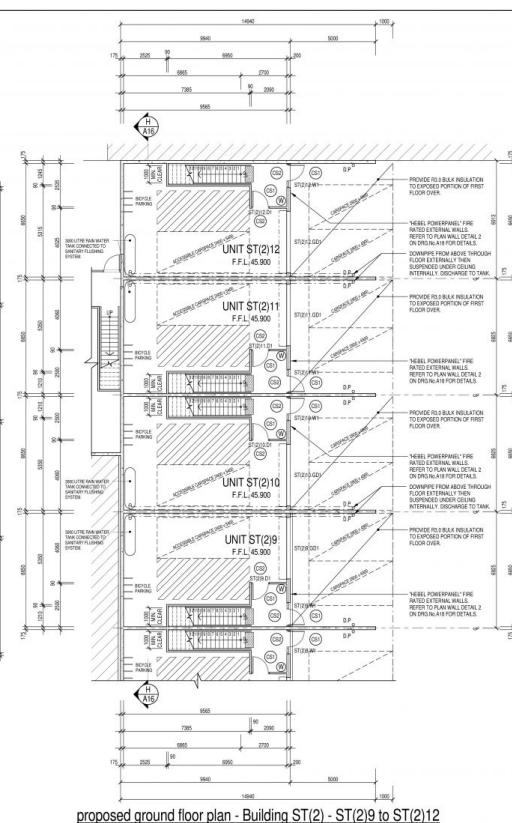
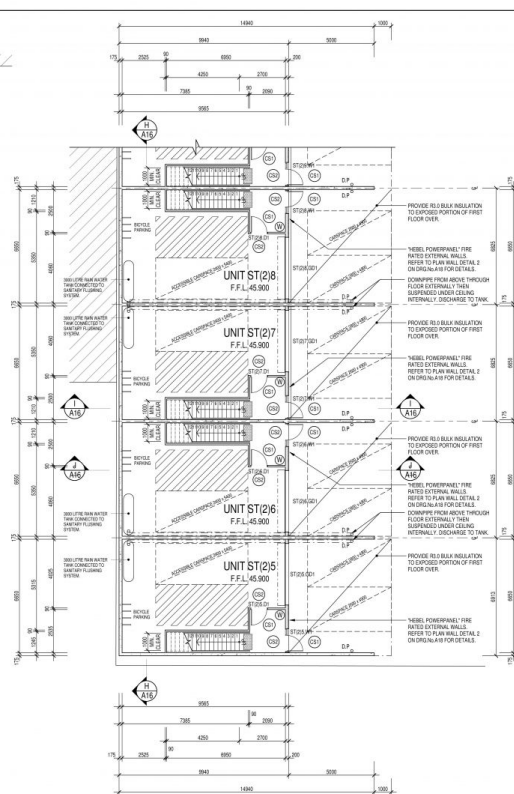
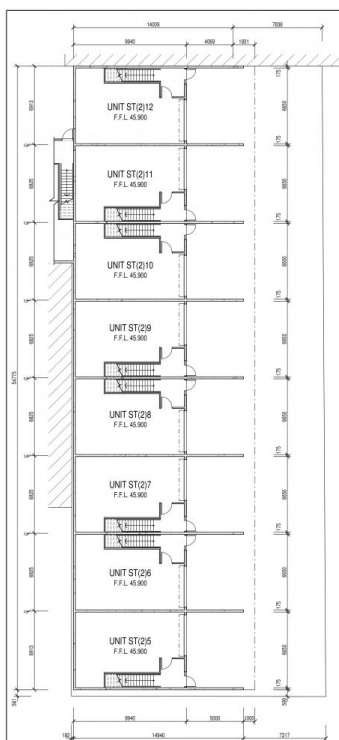
Key Features:

- *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

- LEGEND**
- (W) WATER TYPE FIRE EXTINGUISHER, 9 LITRE.
 - (D) DRY CHEMICAL FIRE EXTINGUISHER, 20 LITRE. ALSO PROVIDE A DRY CHEMICAL FIRE EXTINGUISHER ADJACENT TO ALL ELECTRICAL SWITCH BOARDS.
 - (CSD) INDICATES CIRCULATION SPACE REQUIREMENT FOR THE DOOR OPENING. REFER TO DRG. NO. 4. RELEVANT CIRCULATION SPACE DRAWING FOR REQUIREMENTS.
 - (T) LOCATION OF TACTILE INDICATOR

REV No.	DETAILS	DATE
0	BUILDING WAS REPLACED WITH BUILDING 0702	6/1/20
A	PRELIMINARY CHECK ISSUE	9/1/20



No works are to be constructed outside the boundaries of the subject site (except for approved allowable encroachments in accordance with the Building Regulations); and it is the owner's responsibility to ensure compliance with setback requirements. The contractor shall check site conditions and ensure that the works proposed are within the boundaries prior to any works commencing.

MHA BUILDING
DESIGN
CONSULTANTS

Phone 9419 5497 37 Johnston Street, Collingwood VIC 3060
RSP No. DP-AO 1209 email.enquiries@mhadesign.com.au

**PROPOSED COMMERCIAL
REDEVELOPMENT AT
LOT 1, 60 FALLON STREET
BRI INSWICK**

LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.)			
CLIENT : AUSTWIDE DEVELOPMENTS Pty.Ltd.			
JOB No.	37 / 86	SCALE	As indicated
DRAWN	DATE	DATE	DATE
REV. No.	1	REV. No.	1