

## 36-42 CHIPPEN ST

Deans Property are proud to present this creative ground floor offering in a desirable City Fringe hotspot. Boasting an impressive fit-out with floating mezzanine floor over existing boardroom & meeting spaces. Exclusive roller shutter door allows for a welcoming first impression perfect for events and social settings. 7 metre high ceilings throughout with private bathrooms (including disabled).

### Features include:

- 405.2 sqm impressive opportunity, suitable for a variety of users (events, functions, office, showroom etc)
- Newly constructed mezzanine with boardroom & consulting rooms directly underneath
- 3 private call booths plus ample storage located at rear
- 8 secure car spaces available for negotiation
- Private roller shutter door ideal for deliveries or vehicle access
- Last remaining tenancy on the floor
- Available now

### Price

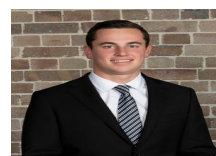
Contact Agent

### Property Details

Type	Commercial
Property Type	Healthcare
Area	405.2m2



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