

### 19/70 Racecourse Road North Melbourne VIC

This Large open plan double office with over 100 sqm of space.

Each floor contains serviced amenities including a Common Kitchenette. Two Elevators service the complex with a window enclosed stairwell.

Surrounded by Public Transport with Both the 57 & 59 Tram (stops 22) on either side of the building and Flemington Bridge Train Station just behind the complex. All within walking distance.

Errol Street, Boutique Shops, Cafes & Restaurants less than 5mins away & Newmarket Shopping precinct only 2mins away.

Melbourne CBD is only 15mins away by Car or Public

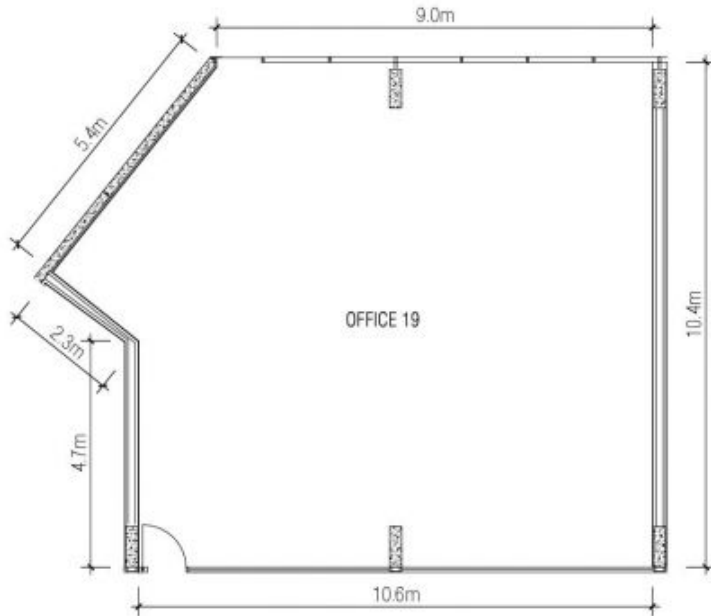
**Building Size** : 112 sqm  
**View** : <https://www.alexkarbon.com.au/lease/vic/inner-city/north-melbourne/commercial/offices/6208691>



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APPROXIMATE INTERNAL DIMENSIONS

**THIS DIMENSIONED PLAN IS NOT TO BE USED FOR CONTRACT PURPOSES.**  
 The measurement shown on this plan are not to be construed as an accurate representation in any contract document. The dimensions may vary due to the service and structural design during the construction process.

70 Racecourse Road  
 NORTH MELBOURNE

OFFICE 19

OFFICE INTERNAL AREA: 112sqm  
 13-05-2016

DISCLAIMER: THIS PLAN IS INDICATIVE ONLY. DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE LOCATION OF WALLS, FIXTURES AND FITTINGS ARE PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY AND MAY NOT BE REPRESENTATIVE OF THE FINAL PRODUCT. IT IS AN ARTIST'S IMPRESSIONS AND IS SUBJECT TO CHANGE AS REQUIRED BY THE VENDOR. INTERNAL MEASUREMENTS ARE TAKEN FROM THE CENTRE LINE OF PARTY WALLS AND THE EXTERNAL FACE OF CORRIDORS & THE OUTSIDE WALL UNLESS CLEARLY NOTED OTHERWISE. LOOSE FURNITURE, WHITE GOODS AND PLANTING ARE NOT INCLUDED UNLESS STATED OTHERWISE.