



## 51 Lydiard St S, Ballarat Central



### Ground Floor Office Space

Fully renovated floor with Landlord to fit out to tenants specification including new floor coverings and energy efficient LED lighting.

Great CBD location only 580 metres to Ballarat Train Station

Window lobby entrance

Large open plan work space

Amenities include kitchenette and toilets

Total floor area 348.6m<sup>2</sup>

Ducted heating and cooling

Separate data room

4 secure basement car spaces

 4

**Price** \$95,000 per annum plus GST & Outgoings

**Property Type** Commercial

**Property ID** 1068

**Office Area** 420 m<sup>2</sup>

### Agent Details

Ross Titheridge - 0418 543 638

### Office Details

Titheridge Real Estate  
601 Sturt Street Ballarat VIC 3350  
Australia  
03 5332 2137

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