

# GUNNING



## Level 1/310 Railway Parade Carlton NSW

Gunning Real Estate is pleased to present this first floor space for lease in a retail building located at one of the most recognisable corners on Railway Pde. The building has two street frontages onto Railway Pde and Jubilee Ave, and is just across the road from Carlton train station.

1st floor features an open space for office/storage, a partitioned windowed room, a toilet, and a kitchenette.

### KEY FEATURES:

- Internal area: 80sqm on each level
- Air-conditioning & amenities
- Internal staircase
- Street parking easily available
- Abundant natural light
- Corner signage exposure
- Suits many businesses

**Building Size** : 80 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/st-george/carlton/commercial/retail/5731625>



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