



Nestled within a professional and secure industrial office/ warehouse complex, distributed over two Titles and boasting a large open-space workshop area, front retail showroom and offices for all that makes a practical and functional industrial premise.

The property is perfect for a business owner-occupier seeking modern professional premise without compromise also offering the astute investor an opportunity to negotiate a fixed-term lease with the current tenants, who are on a periodic (month to month) agreement. A great opportunity with flexibility.

Features of note include:

- Warehouse 330.54 sqm (approx.) + Reception/ Showroom/ Offices 80.28 sqm (approx.) + Mezzanine + Storage Amenities
- Dual 6m High Clearance Roller Door access

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

<b>Price</b>	\$670,000
<b>Property Type</b>	commercial
<b>Property ID</b>	1863
<b>Office Area</b>	80 m2
<b>Warehouse Area</b>	330 m2

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