



6 Agility Place, Cranbourne West



Unlock Your Business Potential!

Rental Price drop \$34,990 plus gst and outgoings per annum. One month rent free incentive on offer.

Introducing Unit 3: a stunning mezzanine air-controlled office space tailored for success! This brand-new, never-before-used unit boasts:

- **Ground Level Amenities:** Enjoy convenient access to a 165sqm warehouse space, kitchenette, toilet, and shower.
- **Spacious Design:** With a minimum 7-meter internal clearance, your workspace will feel open and inviting.
- **Enhanced Security:** Benefit from security gate entry for peace of mind.
- **Modern Features:** Equipped with high bay LED fittings, NBN connection, and 3-phase power for all your business needs.
- **Prime Location:** Street frontage to maximize visibility and attract passing traffic, situated in the thriving Cranbourne West commercial growth area, close to main roads.
- **Easy Access:** Includes 2 dedicated car parks and an electric roller door for hassle-free entry.
- **Beautiful Surroundings:** Landscaped gardens and surrounding amenities enhance the overall appeal.

Don't miss out on this exceptional opportunity! Contact Matthew Kenny now at **0413743876** to secure your lease on this brand-new estate, available early September. Be the first to make this space your own!



Price

\$34,990 plus gst and outgoings

Property Type

Commercial

Property ID 1013

Office Area 68 m2

Warehouse Area 165 m2

Agent Details

Matthew Kenny - 0413743876

Matt Stedman - 0405 129 100

Office Details

Cheltenham

15/148 Chesterville Road

Cheltenham VIC 3192 Australia

1300 653 004

