







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!

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Price	$34,990 plus gst and outgoings
Property Type	Commercial
Property ID	1013
Office Area	68 m2
Warehouse Area	165 m2

Agent Details

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Office Details

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ALL commercial REAL ESTATE