








## For Lease: Brand New Man Cave or Business Warehouse Space!

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| **Price** | $32,000 ++ |
| **Property Type** | Commercial |
| **Property ID** | 1028 |
| **Warehouse Area** | 118 m2 |

Discover the perfect blend of style and functionality in this brand new warehouse space, approximately 118 sqm. Ideal for your business or as a personal man cave, this location offers:

- **Prime Position**: Situated near main roads for easy access.
- **Brand New Estate:** Take advantage of brand new facilities on offer at this amazing commercial estate!
- **Convenient Parking**: Two dedicated car spaces included.
- **Modern Features**: Enjoy a polished concrete floor, high bay LED lighting, and a reliable NBN connection.
- **Functional Layout**: Electric roller door for easy entry, a well-equipped kitchenette, and a bathroom complete with a shower.

Don't miss this exceptional opportunity to secure your lease on this striking space! Contact Matthew Kenny at **0413743876 or** Matt Stedman **0405129100** to be among the first to make it your own. Available early October!

### Agent Details

Matthew Kenny - 03 9532 0314
Matt Stedman - 0405 129 100

### Office Details

Cheltenham
15/148 Chesterville Road
Cheltenham VIC 3192 Australia
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ALL commercial REAL ESTATE

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