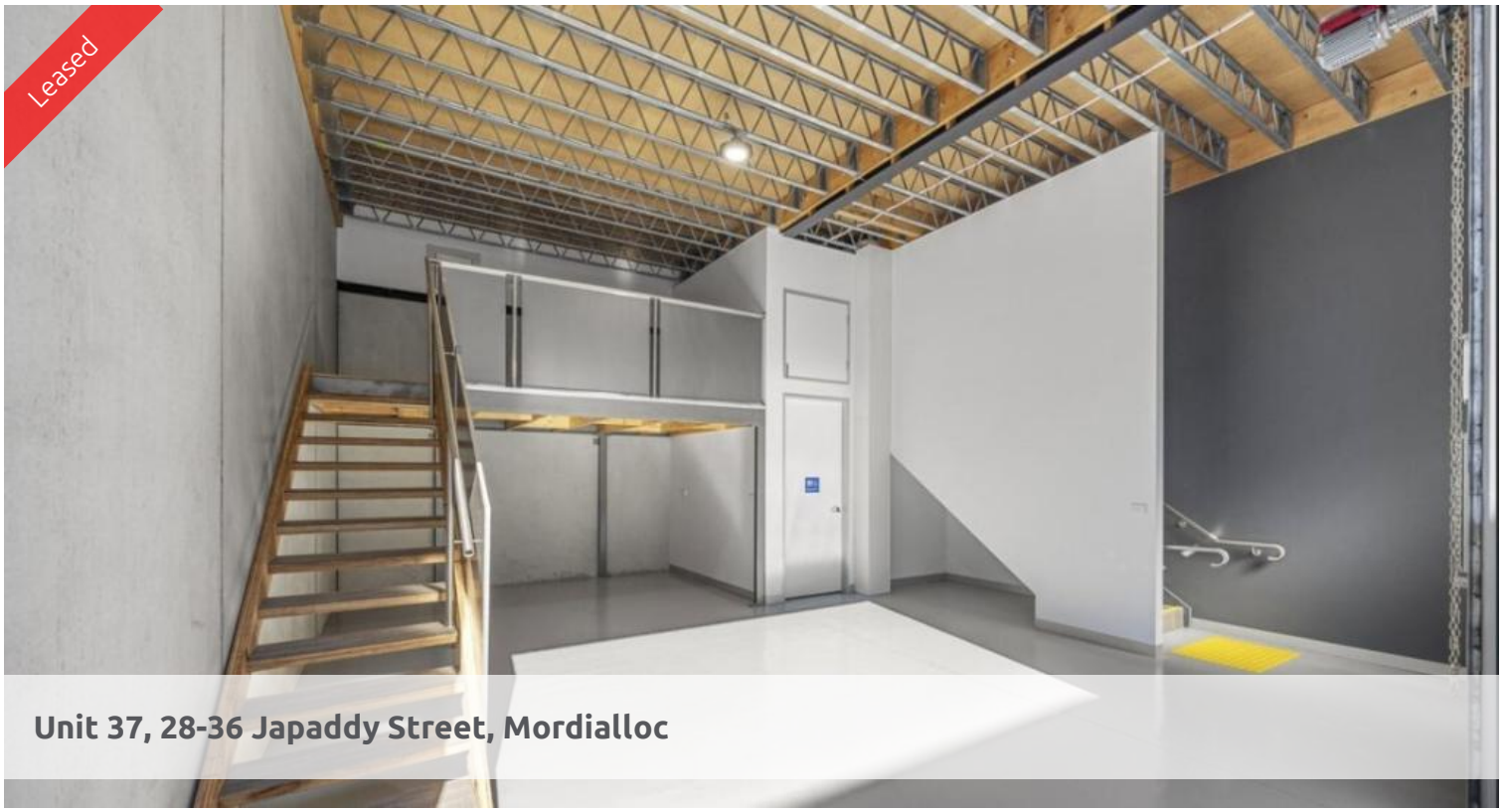








Great Office Space available now at very negotiable price!

$1800 per month gross!

Presenting an immaculate, as-new office/showroom/warehouse offering an ideal 50/50 split between office and warehouse space.

Positioned in a highly sought-after Mordialloc location between Boundary Road and Lower Dandenong Road, this versatile property offers excellent access via Japaddy Street and will suit a wide range of business uses.

This is a rare opportunity not to be missed. Current tenant needs to break lease and is prepared to take a hit for the balance of the current term.

Don't miss this opportunity to get in and rent for 9 months at below current rental value!

Property Features:

- Total building area: 125sqm*
- 4.2m+ ceiling height
- Ground floor warehouse/showroom: 58sqm*
- Additional mezzanine: 12sqm*
- First floor fully fitted and partitioned office (soundproof): 67sqm*
- Air-conditioned office
- Window blinds throughout
- Solar power system
- Automatic roller door with approx. 5m clearance
- LED lighting

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Price	$1000-$1200 rent per calendar month
Property Type	Commercial
Property ID	1077
Office Area	62 m2
Warehouse Area	62 m2

Agent Details

Matthew Kenny - 03 9532 0314

Office Details

Cheltenham
15/148 Chesterville Road
Cheltenham VIC 3192 Australia
1300 653 004

ALL commercial REAL ESTATE