



## 49 Stubbs Street KENSINGTON, VIC

### OFFICE / SHOWROOM / WAREHOUSE WITH STREET FRONTAGE

This property has street frontage and excellent access to the tram and train networks. The building features a two level office and a high clearance, clear span warehouse with a container height roller door.

Property features include:

- ? Parking for 3 vehicles
- ? Heating & cooling
- ? Modern amenities
- ? Open plan ground floor office / showroom
- ? First floor office with existing fitout
- ? Container height roller door access
- ? Three phase power
- ? Warehouse clearance of 6.5m

**Type** : Industrial  
**Building Size** : 237 m2  
**Zoning** : Mixed Use



**Ben Hackworthy**

0431 684 917



**Chris Chartres**

0439 399 220