



1 Westside Avenue PORT MELBOURNE, VIC

## OFFICE / SHOWROOM / WAREHOUSE

A modern bright office/warehouse of 953 sqm, including 396 sqm of offices that are carpeted with suspended ceilings, recessed light fittings and air-conditioning, as well as 557 sqm of high clearance clear span warehouse with container height RSD access. Included are good quality amenities and finishes.

- ? Parking for 15 vehicles
- ? Heating & cooling
- ? Modern amenities including shower facilities
- ? Open plan office space with separate meeting rooms
- ? Container height roller door access
- ? Three phase power
- ? Warehouse clearance of 7.5m
- ? Modern open plan, 2 level office with great natural light
- ? Showroom potential

**Type** : Industrial

**Building Size** : 953 m2



**Ben Hackworthy**

0431 684 917

**Chris Chartres**

0439 399 220