



## READY FOR YOUR BUSINESS To GROW

YOU CAN PRE-APPLY ON IFORM USING THE CODE CRE.

This fantastic factory in a convenient location is almost ready for you to move in. Available From 15/2/2022.

Large upstairs Office space of 102m<sup>2</sup> and balcony of 24m<sup>2</sup> and downstairs Warehouse of 196m<sup>2</sup>. Total Space of 322m<sup>2</sup> Approx.

- Your New Business Location Could Be Perfect Here
- Suits Commercial, Industrial & Retail Business Requirements
- Practical Office Areas Including Kitchenette & Male/Female Toilets

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Price \$30,000 Plus GST & Outgoings

Property Type Commercial

Property ID 1553

Office Area 102 m<sup>2</sup>

Warehouse Area 196 m<sup>2</sup>

### Agent Details

Ross Cooper - 0409 325 411

### Office Details

Residential

24A Kanowna St

Williamstown, VIC, 3016

Australia

- Prime Location in Melton's Newest Industrial Area
- Ample Parking behind secure electric gates

Currently rented for \$34,560 plus GST & Outgoings. Current lease term expiring January 2023 with 2 further options of 3 years.

Contact Cooper Real Estate to arrange your private inspection.

For more information please contact Ross Cooper on 0409 325 411.

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