



## "Looking for the perfect space for your small business or personal workshop?"

This 118m<sup>2</sup> factory at 4/4 Collins Road Melton is ideal for all your needs! Featuring a kitchenette, separate toilets, three-phase power, a 3.2 x 3.6 roller door, and ample lighting, this space is perfect for a small business workshop or a Man Cave storage facility. With secure access and three car parks available, this factory is ready for you to move in now. Don't miss out on this fantastic opportunity!"

Rent: \$1700.00 Per Month Bond: \$5100.00

Disclaimer: All information given is as approximate only and may be subject to change.

Potential tenants are encouraged to make their own

📏 118 m2

Price	\$1700.00 PCM
Property Type	Commercial
Property ID	1925
Land Area	118 m2
Warehouse Area	160 m2

### Agent Details

Ross Cooper – 0409 325 411

### Office Details

Commercial  
24A Kanowna St  
Williamstown, VIC, 3016  
Australia  
03 9337 8888

enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

03 9397 8900

