

Unit 14/347 Bay Road, Cheltenham



For Sale or Lease

Multi-Purpose Bayside Property

Positioned within one of the Bayside Business District's most sought-after business parks, this flexible layout comprising a ground floor showroom/office, first floor office and rear warehouse represents the pinnacle of modern Bayside working.

With excellent access to major arterials and a wealth of nearby amenities, enjoy a wide selection of cafés, gyms, golf courses, shops and the convenience of Westfield Southland.

Key features include:

- * Total building area: 301sqm *
- * Ground floor showroom / office: 96sqm *
- * First floor showroom / office: 96sqm *
- * Rear warehouse: 108sqm *
- * Three (3) on site car spaces

- * Toilet facilities on both floors
- * Kitchenette
- * Warehouse height clearance: 6m *
- * Roller door: 4.3m* W x 4.9m* H
- * Ducted heating / cooling upstairs
- * Two (2) split systems downstairs
- * Ability to lease / sub-lease out easily based on configuration

For further details or to arrange an inspection please contact:

James Glen 0401 493 277
Finn Atkins 0409 556 990

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

PROPERTY DETAILS

Property ID

2P4003

Price

\$1,000,000 - \$1,100,000

Agents

James Glen
0401 493 277
jamesg@nicholscrowder.com.au
Finn Atkins
0409 556 990
finn@nicholscrowder.com.au

Nichols Crowder Moorabbin

03 9559 3888
request@nicholscrowder.com.au

nicholscrowder.com.au

Nichols Crowder Moorabbin, 358 South Road, Moorabbin VIC 3189

E & O. Whilst every care has been taken in producing the above information, no warranty is given or implied as to the accuracy. Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.