

## Unit 1/6 Arnold Street, Cheltenham



### For Lease

#### Bayside Warehouse with Excellent Access & Functionality

Positioned just off Bay and Reserve Roads, this well located office/warehouse offers outstanding convenience in one of Bayside's most accessible commercial pockets.

With a practical layout and key local amenities nearby such as Bad Shepherd Brewing Co., The Flour House Bakery, Sana Coffee, Westfield Southland and Southland Railway Station, the property is well suited to a range of businesses seeking a functional and versatile space.

Key features include:

- \* Total building area: 130sqm \*
- \* Undercover external storage area
- \* Private driveway access
- \* Enhanced security with external roller door access

- \* Kitchenette and bathroom facilities
- \* Three (3) phase power available
- \* One (1) on site car space, plus street parking available nearby
- \* Suitable for a variety of uses

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

Harry Fereday 0448 220 805

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**

2P4113

#### **Price**

Contact Agent

#### **Agents**

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