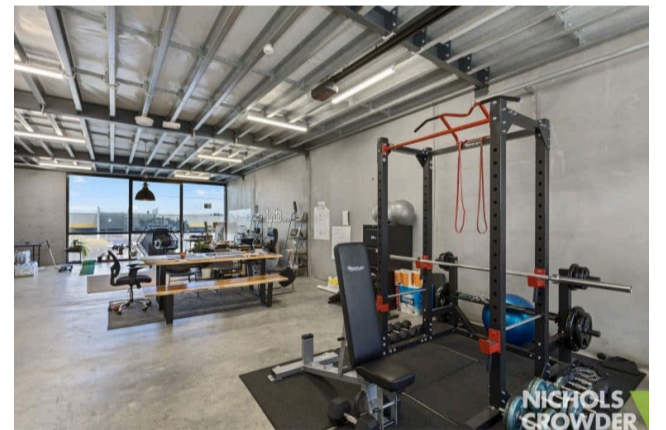
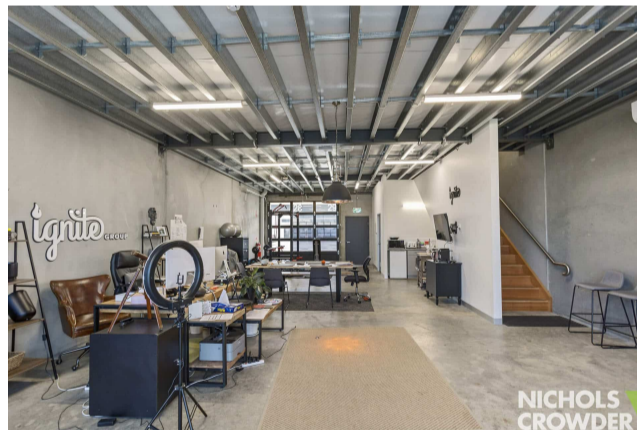


Unit 37/337 Bay Road, Cheltenham



For Lease

Elevate your business to the next level 'HIGH-TECH' style

Position your business for growth in this premium high-tech office/warehouse within The Assembly on Bay Road, one of Cheltenham's most sought-after commercial precincts. Designed for modern operators who value efficiency, presentation, and connectivity, this cutting-edge workspace delivers the perfect blend of style and functionality.

Offering a sleek architectural presence and exceptional internal amenity, this unit will elevate your business to the next level.

Key features include:

- * Warehouse/storage: 100sqm*
- * Upper floor office: 88sqm*
- * Total building area: 188sqm*
- * Glass roller shutter door access
- * Air conditioning to both levels

- * Bathroom amenities
- * NBN ready
- * Balcony with amazing views
- * Three (3) car spaces on site with potential for more in warehouse
- * Close to Westfield Southland and the new Southland train station
- * Dining and café options nearby

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

2P4032

Price

Contact Agent

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