

15 Ambrose Avenue, Cheltenham



For Sale or Lease

Simply The Best

Located in a tightly held and sought after pocket within the Bayside Business District, this architecturally designed street fronting warehouse with office mezzanine is 'Simply the Best'.

This development now known as 'Belrose' has become a thriving business precinct for small businesses with different groups such as photography, graphic design, property development, marketing, advertising, finance and now the hugely popular Cafe Sana operating from the business park.

Key features include:

- * Total building area: 161sqm *
- * Warehouse: 117sqm *, with street fronting roller door
- * First floor modern office: 44sqm *
- * Two (2) on-site car spaces (on title)

- * Great street parking for customers
- * Ideal for personal use or service-based business or Pilates/Health/Beauty
- * Close to Westfield Southland, Cheltenham train station and the Charman Road shops
- * Staircase to first floor office which has carpet, painted walls
- * Bathroom and Shower amenities
- * Upstairs view of attractive residential area
- * Kitchenette area with hot water service, sink and wooden cabinetry
- * Split-system air conditioning in the office
- * Driveway access allows small truck delivery etc.

OPEN BY APPOINTMENT

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.

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PROPERTY DETAILS

Property ID

2P3999

Price

\$800,000 - \$850,000

Agents

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