



Unit 10, 435 Williamstown Road, Port Melbourne

CIRCA 7% ROI - CORNER PRESENCE WITH INVESTMENT CERTAINTY

NSL Property Group is pleased to present 10/435 Williamstown Road, Port Melbourne For Sale Via Expressions of Interest closing Thursday 7th May 2026 at 3pm (unless sold prior).

Positioned within the tightly held Port Park Business Estate, this corporate headquarters delivers a rare combination of scale, exposure, and immediate connectivity just minutes from the CBD.

Designed for high-performance business operations, the property presents a premium office environment complemented by functional warehousing and substantial on-site parking, all within one of Melbourne's most established commercial precincts.

With direct access to the West Gate Freeway and CityLink, and only moments from Bay Street and the waterfront, this is a location that works as hard as you do.

Property Highlights:

- Building Area: 1,246 sqm*
- Passing Rent: \$348,000 pa plus outgoings and GST to PNORS Technology Pty Ltd
- High-quality corporate office with modern fit-out
- Functional warehouse component for operational flexibility
- 29 on-site car spaces
- Boardrooms, meeting spaces, reception, and data room
- End-of-trip facilities and gym amenities
- Prominent position within a premium business park

A strategic acquisition for owner-occupiers or investors seeking scale, presence, and long-

29 623 m2

Price Contact NSL Property Group
Property Type Commercial
Property ID 364
Land Area 623 m2
Office Area 1,246 m2

AGENT DETAILS

Guy Naselli - 0413 750 744

OFFICE DETAILS

NSL Property Group
 597 Gilbert Rd Preston, VIC, 3072 Australia
 0413 750 744

