

Unit 2/18 George Street, Sandringham**For Sale****The Bayside Benchmark in Office and Warehouse Excellence**

Nichols Crowder in conjunction with DBRE invite you to elevate your expectations & take business & lifestyle to the next level in this highly flexible, high-quality office-warehouse.

On high in Enterprise Industrial Estate's ground-breaking elevated business park, these 219sqm* premises offer a versatile configuration, prestige presentation, & an unparalleled Bayside lifestyle location... just a moment from home at Sandringham's only industrial address.

Currently configured as a luxury 1st-floor office & separate-entry high-volume, high-clearance warehouse, these versatile premises can be kept separate for individual leasing ...or easily reconfigured for combined use.

Key features include:

* Total office & warehouse floorspace: 219sqm*

* Currently presented as individually self-contained separate premises

- * Alarm, 3-camera Smartphone CCTV, individual keyless entry
- * Two (2) car spaces
- * 104sqm* high-volume warehouse
- * Vast cubic capacity
- * High clearance light-permeable auto-door
- * Full bathroom, kitchenette area
- * 100sqm* luxury first-floor office
- * Partitioned executive office/private space
- * Vast 15sqm* balcony with sunset views over George St Reserve
- * Luxury finishes including shelving, roof-hung sheer-curtains, plantation-shutters
- * Full-height double-glazing
- * Deep northerly side aspect, openable windows for cross-ventilation
- * High-specification climate-control

For further details or to arrange an inspection please contact:

Nichols Crowder:

James Glen 0401 493 277

DBRE:

James Davie 0412 209 696

Kirsty Venning 0432 057 345

DISCLAIMER:

* All information and measurements are approximates. Please refer to Contract of Sale and/or Lease documentation. All images 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

2P4011

Price

Contact Agent

Agents

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