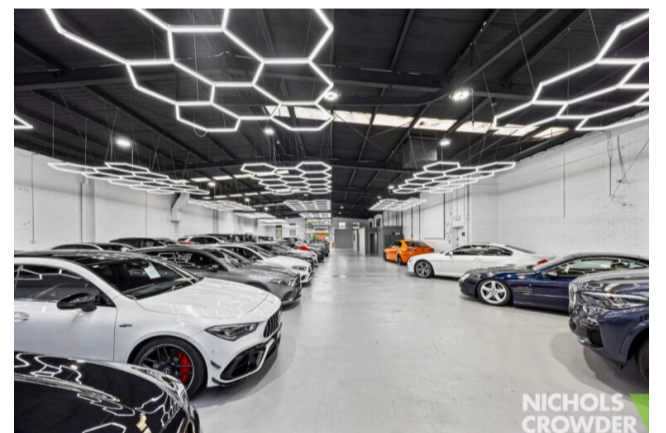


16 Taunton Drive, Cheltenham



## For Lease

### The Complete Industrial Package

This well-presented clear span warehouse offers an outstanding blend of functional warehouse space, quality office accommodation and excellent on-site parking, making it ideal for a wide range of industrial and trade-based users.

Strategically positioned just minutes from the Mordialloc Freeway and within close proximity to South Road, Warrigal Road and Nepean Highway, the property provides seamless connectivity across Melbourne's key arterial road network.

Key features include:

- \* Total building area: 702sqm \*
- \* Warehouse area: 635sqm \*
- \* Office area: 67sqm \*
- \* Clear span internal max height: 5.46m \*
- \* Electric RSD with container height

- \* Three (3) phase power
- \* Reception area, three (3) separate offices & store room
- \* Kitchenette, male and female amenities
- \* Five (5) car parks and ample council parking alongside
- \* Great natural light
- \* Wide street ideal for truck deliveries

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

**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**

2P4069

**Price**

Contact Agent

**Agents**

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