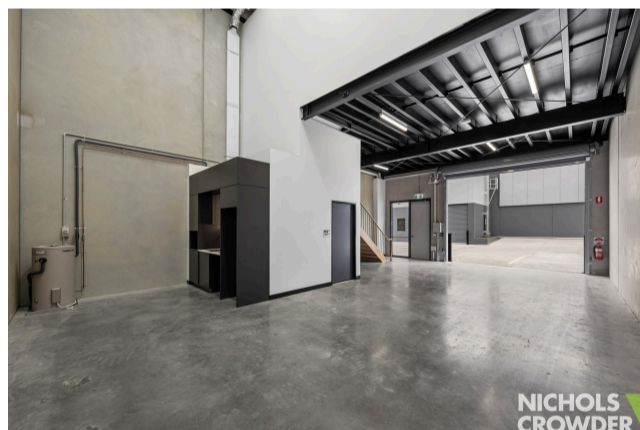


Unit 6/17 Chandos Street, Cheltenham**For Lease****Modern Warehouse in Cheltenham's Industrial Hub**

Located in one of Cheltenham's most active commercial precincts, this modern office warehouse offers a high-quality, functional workspace with excellent surrounding amenity.

Set within a vibrant business park near Westfield Southland, the property combines high-clearance warehouse space with a well-appointed office featuring a hardwood internal staircase and polished kitchenette, creating a professional environment for staff and clients.

Surrounded by established and emerging businesses, the location provides strong connectivity and accessibility, making it ideal for trade, creative or light industrial users seeking a quality premises in the Bayside Business District.

Key features include:

* Building area: 155sqm*

- * First floor office: 61sqm*
- * Warehouse: 94sqm*
- * High clearance warehouse
- * Air-conditioned office space
- * Bathroom with shower
- * Kitchenette
- * Three (3) phase power
- * Remote activated, extra wide roller door
- * CCTV security cameras to the business park
- * Access after hours via motorised sliding gates
- * Two (2) car spaces, plus ample onsite carparking
- * Prime position in the Bayside Business District and close to Westfield Southland

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

2P4067

Price

\$35,000 + outgoings pa

Agents

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Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.