

8/337 SETTLEMENT ROAD  
THOMASTOWN



# FOR SALE

## RARE OPPORTUNITY WITHIN MINT BUSINESS PARK

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Take advantage of this rare opportunity to secure a modern warehouse/factory with showroom and large mezzanine office with the Mint Place Business Park – You will be proud to have a premium address.

Become part of this modern architecturally designed business park along with 26 other business professionals.

This impressive property (Industrial Zoned 1) provides the very best of amenities including dual gated access roads, spacious mezzanine office space a 7.6 high roller door access, loading bay, 2 kitchenettes, 4 parking spaces and landscaped gardens through out the estate.

- 496 m<sup>2</sup> - Approx
- 7.6 Roller door access
- 101 m<sup>2</sup> mezzanine office space - own kitchen and toilets
- An abundance of natural light
- Boardroom
- Shower room
- 2 kitchenettes
- 4 Allocated parking spaces

**PRICE:** Contact Wayne Hutchinson

**OPEN FOR INSPECTION:** N/A .

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 Disclaimer: Floor plan is represented as guide only.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.  
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