



## FOR LEASE

### RARELY AVAILABLE, PERFECT LOCATION JUST SECONDS TO THE M1

- 343m2 Total floor space
- 255m2 floor area PLUS an 88m2 mezzanine floor
- Multiple Air conditioned offices/boardrooms/storage/showrooms
- Electric roller door
- Low impact zoning
- External side of unit is to be freshly painted early 2025
- Internal will be painted for incoming tenant as well
- Male and female amenities including shower!
- Easy direct access for deliveries or containers
- Drive in drive out complex, cafe onsite
- 3 Exclusive car parks with 2 being undercover, plus abundance of onsite visitor parking
- Perfectly located just seconds to the M1
- First time available in years!
- Motivated landlord, incentives on offer!

0 BED | 0 BATH | 0 CAR

#### PRICE:

Contact Exclusive Agent - Motivated Landlord!

#### OPEN FOR INSPECTION:

N/A



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