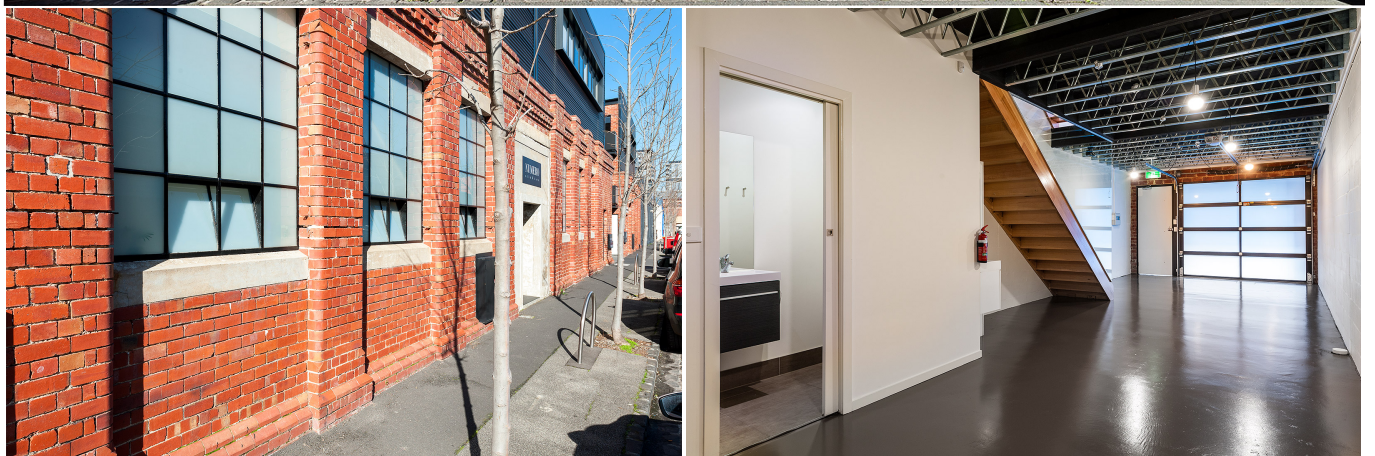




Leased

**10/38 Down Street, Collingwood VIC**



## UTLIMATE WAREHOUSE/OFFICE

Are you looking for a warehouse space to take your business to the next level? the ultimate warehouse/office. With layout flexibility, set over three levels with automated tilt door access on the ground floor and the 1st and 2nd floors featuring timber flooring and balconies on each level, suits a variety of uses.

Features include:

- > Great natural light
- > Air-conditioning & heating
- > Data cabling
- > Kitchenette & Bathroom and 2 separate toilets
- > Ground floor loading bay/car park
- > Automated tilt-door with vehicle access in & out
- > Balconies on 1st and 2nd floors
- > Security system
- > Separate NBN
- > AREA: 160m2 (approximately)
- > Available: NOW

Contact exclusive agents MIGLIC DEAN for further information or to arrange an inspection

<b>Contract type</b>	Lease
<b>Property Type</b>	Industrial/Warehouse, Commercial
<b>Price</b>	CONTACT AGENT
<b>Katherine Dean Owner Principal</b>	0437 254 462