



SUBSTANTIAL WAREHOUSE/OFFICE OPPORTUNITY IN UNBEATABLE LOCATION

Description

- CLOSE TO SOUTH MELBOURNE MARKET
- ROOFTOP BALCONY - SPECTACULAR CITY VIEWS
- 20+ ONSITE CAR SPACES

- Substantial warehouse/office accommodation of 700sqm*
 - Warehouse: 379 sqm*
 - Office and amenities: 321 sqm*
- Spectacular city views from the roof top balcony
- Land area of 865 sqm* includes 20+ on site car spaces
- Multiple roller door access points and service pit
- Huge 22 metre* frontage to Market Street plus laneway frontage
- Suitable for a variety of uses including; storage facility for South Melbourne Market operators, boutique distillery, food and entertainment venue, coffee roasting facility, drive through liquor outlet, vehicle servicing and repair centre etc (STCA)
- Unbeatable location in the heart of South Melbourne - close proximity to South Melbourne Market, Clarendon Street retail, Woolworths & Aldi Supermarkets
- Located on the door step of Melbourne's CBD and Southbank precinct
- Easy access to main arterial roadways including CityLink and the Westgate Freeway, as well as public transport with the lightrail just 100m* away and Clarendon Street trams within walking distance

CONTACT US FOR AN IMMEDIATE INSPECTION!

Area m²: 700.00

Rent PA: Contact Agent

Outgoings: Gross Lease

Contact: **Joseph Walton**
0417 309 347
joewalton@allardshelton.com.au

Patrick Kerr
0451 142 791
patrickkerr@allardshelton.com.au