



## QUALITY OFFICE WAREHOUSE

Industrial/Warehouse • Offices

Units 2-4, 42 Paddys Drive, Delacombe, Vic 3356

**Floor Area:** 296 m<sup>2</sup>

**For Lease**

**\$36,000 per annum**

### Property Description

- **296 sqm\* Total building area**
- **3 units remaining**
- **Due for completion Q2 2022**

Colliers Ballarat is pleased to offer for lease these architecturally designed, modern office warehouses. Situated within the Winter Valley Business Estate, these sleek new buildings feature generous aluminium windows, 5 metre X 5 metre roller door, mezzanine area and amenities. Complete with ample on-site parking and security fencing, this opportunity is not to be missed.

- 296 sqm\* of total building area
- Mezzanine level
- Large window plus ample LED lighting
- Generous 5 metre x 5 metre roller door
- 3 units remaining
- Due for completion Q2 2022

For Lease: \$36,000 per annum + GST and outgoings

For more information, please contact Colliers agent Lauchlan Waddell on 0407 520 725.

Approximately\*



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**Colliers - Ballarat**

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