



## DESIGN SAVVY OFFICE WITH HIGH QUALITY FIT OUT / WAREHOUSE

Offices • Industrial/Warehouse

12/132-140 Keys Road, Cheltenham, Vic 3192

**Floor Area:** 247 m<sup>2</sup>

### Property Description

#### POINT OF INTEREST:

Modus Business Estate offers a collection of stylish, design-focused workspaces, crafted to cater to a multitude of corporate purposes. This flexible floorplan and contemporary interior has redefined what is known as a traditional work space, creating instead a solution in which people can feel connected and thrive, enriched and inspired by their surrounds.

Based in one of Melbourne's most prized commercial locations, Cheltenham, it is situated just 20 km from the CBD with excellent connectivity to major arterials including Warrigal Road, Nepean Highway and Dingley Bypass.

- Total building area: 247m<sup>2</sup>\*
- Ground & 1st floor office space 160m<sup>2</sup>\* (offered with a high-class partitioned fit out and/or open plan)
- High clearance warehouse area: 87m<sup>2</sup>\*
- Motorised container height roller door
- 4 allocated car spaces (including 1 under cover car space)
- Boutique features including timber ceiling plates, black ceiling grids, ventilation & LED lighting

**Leased**

Leased: Fri 05-Nov-21

### Additional Details

#### Zoning

Industrial 1 (IN1Z)



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