



## Two-Level Office & Warehouse in the Heart of Fairfield

Industrial/Warehouse • Offices

170 Fulham Road, Fairfield, Vic 3078

**Floor Area:** 330 m<sup>2</sup>

### Property Description

- Available now
- Close to Darebin Rd & Eastern Freeway
- Breakroom, kitchenette, shower, bathroom

ICR Property Group would like to introduce to you this two-level office and warehouse with mezzanine storage available now For Lease at 170 Fulham Road, Fairfield.

This versatile building has a large open plan office area of 230 sqm\*, roller shutter door, a mezzanine storage, three (3) onsite car spaces and a host of amenities: kitchenette, breakroom, shower and bathroom.

The property also benefits from the close distance to Grange Rd, Heidelberg Rd (1.9kms\*) and the Eastern Freeway (3kms\*) providing good access to the neighbouring suburbs and to Melbourne CBD.

Key features:

- Building area: 330 sqm\* (two levels)
- Incl 230 sqm\* of office
- Upstairs open plan carpeted office
- Available now
- Roller shutter door
- Carpeted mezzanine storage
- Internal spring height: 6.3m\*...



03 9654 8666

**Gross Waddell ICR Pty Ltd - Melbourne**

Level 1, 30 Collins Street,  
Melbourne Vic 3000

**Leased**

Leased: Fri 15-Jan-21

### Additional Details

**Car Spaces**  
3

**Zoning**  
Industrial 3 Zone

**Parking Comments**  
Three (3) on-site car spaces