



PRIME POSITION

Industrial/Warehouse

27B Paddys Drive, Delacombe, Vic 3356

Floor Area: 290 m²

Property Description

- **Total Building Area 290 sqm***
- **Plenty of On-Site Parking**
- **Available Q1 2022**

Positioned proudly within the Winter Valley Business Park, at the Paddys Drive and Icon Drive intersection, is this well constructed concrete warehouse which features internal office, ample mezzanine storage, plenty of staff amenities and 4 on-site parks. With Bunnings Delacombe and Latrobe Street trade retail in close proximity, this is an ideal setting for your business.

- 290 sqm* Total building area
- High clearance roller door of 5 metres*
- 80 sqm* office area
- Ample Storage
- Plenty of on-site parking
- Available Q1 2022

For Lease: \$30,000pa + GST & outgoings

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

Approximately*

Leased

Leased: Thu 24-Mar-22



Lauchlan Waddell

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Colliers - Ballarat

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