



Looking for a secure office/warehouse next to the West Gate Fwy This is it.

Industrial/Warehouse • Offices

3/14 Thomas Street, Yarraville, Vic 3013

Floor Area: 113 m²

Property Description

- **Next to New!**
- **Only 5km to Melbourne CBD**
- **Immediate Access to West Gate Freeway**

Office: 27sqm
Warehouse: 86sqm
Total Area: 113sqm

Property features:

- + Functional layout and design with modern facade
- + Fully fitted mezzanine office spaces
- + Full suite of staff amenities included (kitchenette, bathroom and shower)
- + Boutique development of only (4) work-spaces
- + Securely gated entry/exit point for exclusive use by tenants, CCTV monitored external car spaces
- + Two (2) car spaces per unit on-title
- + High clearance warehouse
- + 3 phase power available in every tenancy
- + Motorised secure roller door for trucks to load/unload into warehouse
- + Neighboring high profile tenants (Officeworks, KFC and Super Cheap Auto)
- + Views over Westgate Golf Club

Located in the highly sought pocket of Yarraville, this recently new ...

Leased

Leased: Mon 19-Jul-21

Additional Details

Building
Whole

Tenure Type
Vacant Possession

Car Spaces
2



Tegan OBrien
0400989966

Matt Allwood
0433291275

JLL - Melbourne

Level 40, 101 Collins Street, Melbourne Vic 3000