



## Your Bayside Dream Awaits

Industrial/Warehouse • Retail • Showrooms/Bulky Goods

34 George Street, Sandringham, Vic 3191

**Floor Area:** 450 m<sup>2</sup>

**Land Area:** 1103.00 m<sup>2</sup> (approx)

### Property Description

- **QUALITY, STAND-ALONE OFFICE WAREHOUSE**
- **PREMIUM BAYSIDE LOCATION**
- **9 ONSITE CAR SPACES**

Located in the Sandringham end of the Bayside Business District, this high quality office warehouse building is a rare opportunity in a popular location.

It's time to take advantage of the convenience of having your business close to home.

Key features include:

- \* Total building area: 450sqm\* (approx.)
- \* Excellent corporate street appeal
- \* Single level office with reception
- \* Open plan and partitioned rooms
- \* Kitchen and bathroom amenities
- \* Attached open warehouse (3 metres high)
- \* Side roller door to yard
- \* Security system
- \* Ducted air conditioning
- \* 9 onsite car spaces at front
- \* Flexible for a variety of commercial uses
- \* Excellent food and café options all close by...

### Leased

Leased: Thu 04-Mar-21

### Additional Details

#### Car Spaces

9

**NICHOLS CROWDER**

**James Glen**

0401493277

**Julian Vautin**

0420406660

Nichols Crowder Property Solutions - Moorabbin

358 South Road, Moorabbin Vic 3189