



## Goodness me, its near SPC

Offices • Medical/Consulting • Other

34 Old Dookie Road, Shepparton, Vic 3630

**Floor Area:** 113 m<sup>2</sup>

**Land Area:** 1018.00 m<sup>2</sup> (approx)

### Property Description

Jam-packed with potential and welcoming a quality tenant to make this property your professional HQ.

Set within an INDUSTRIAL 1 ZONE, this property offers diversity and compliments the thriving neighbourhood-situated 200 metres West of SPC.

- 4 Private Offices/Consulting Rooms all with the following:
  - > A/C units, three rooms with additional ceiling fans.
  - > Windows providing quality natural light accompanied by an efficient lighting system throughout.
  - > Built-in internet and power connection.
- Inviting Reception Area, including the above features, plus:
  - > Multiple large filing cabinets.
  - > Wrap-around desk.
- Bathroom (Shower, Sink & Toilet)
- Alarm system
- ...

### Leased

Leased: Wed 06-Jan-21

### Additional Details

**Car Spaces**

4

**Zoning**

INDUSTRIAL 1 ZONE



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