



## Expose Your Business

Offices • Showrooms/Bulky Goods

35 Crockford Street, Port Melbourne, Vic 3207

**Floor Area:** 470 m<sup>2</sup>

### Property Description

- **Great Exposure to passing traffic**
- **Ample off street car parking**
- **Suit Showroom business**

They don't get better than this prime Port Melbourne location situated on the corner of Ingles Street and Crockford Street (Bay Street). This superb location provides excellent exposure to thousands of cars every day, has direct access to the Westgate Freeway, Citylink and the Melbourne CBD. It is a short walk to the Bay Street Retail precinct, South Melbourne Market and Port Melbourne Beach. The property has a tram within two blocks, buses running along City Road and freeway access via Montague Street.

Port Melbourne's BEST Showroom / Office of 480sqm is now available for lease.

The ground floor of 35 Crockford Street (Corner of Ingles Street) has been cleared out ready for a business looking for EXPOSURE.

The building includes 6 car spaces, its own amenities and faces onto the busy corner. Its a short walk to Bay Street retail precinct and the Port Melbourne Tram.

For more information contact Nick Bade: 0425 781 892

### Leased

Leased: Mon 13-Feb-17

### Additional Details

#### Car Spaces

6

#### Zoning

Industrial 3

#### Parking

##### Comments

6 car spaces included in the rent.



**Nick Bade**

0425 781 892

**Lemon Baxter - South Melbourne**

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Vic 3205