



## Modern Office Space

Offices • Medical/Consulting • Industrial/Warehouse

61A/1140 Nepean Highway, Mornington, Vic 3931

**Floor Area:** 130 m<sup>2</sup>

### Property Description

Located in a popular Mornington commercial/industrial precinct, with frontage to Nepean Highway, only minutes to all that Mornington has to offer.

Key features include:

- \* 130sqm\* of first floor office space
- \* Terrific business exposure and signage opportunities
- \* Natural light, balcony, staff amenities, heating and cooling
- \* Freshly painted and carpeted throughout
- \* Available now
- \* \$22,100 p.a. plus GST and outgoings

For further information or to arrange an inspection, please contact:

Tanya Scagliarini - 0438 289 859  
Tom Crowder - 0438 670 300

NB: All areas and measurements are approximate. All prices are plus GST, unless otherwise stated. All images and renders are subject to copyright.

...



**Tom Crowder**  
0438 670 300

**Tanya Scagliarini**  
0438 289 859

Nichols Crowder - MORNINGTON  
4/230 Main Street, Mornington Vic 3931

**Leased**

Leased: Tue 14-Jul-20