



180 Princes Highway, Werribee VIC 3030

## Modern Office / Laboratory Building With Upside

The Savills CBD & Metropolitan Sales Team (Transaction Manager - m3property) is delighted to offer for sale this modern office / laboratory building located at 180 Princes Highway, Werribee.

This property provides an exceptional opportunity for the investor or owner occupier and suits a variety of uses including office, medical/health, education, child care (STCA) ★★★★★

Key features of this outstanding opportunity include;

- Prime corner landholding of 6,001sq m\*
- Combined street frontage of 147 metres\*
- Surrounded by various medical and educational institutions including Mercy Hospital, Wyndham Private & Victoria

Offices

FOR SALE

2088sqm

NABERS Energy Rating

**Julian Heatherich**

0412 995 655

jheatherich@savills.com.au