



**41 Henderson Road, Clayton VIC 3168**

## **FREE-STANDING OFFICE/WAREHOUSE WITH AMPLE ON-SITE PARKING**

- Total building area 460m2 approx.
- Comprising three (3) offices plus reception area of 61m2 approx.
- Warehouse area of 317m2 approx.
- First floor / storage at rear of property 83m2 approx.
- Additional mezzanine storage above office of 59m2 approx.
- Property features electric roller door, 3 phase power, amenities
- Small rear outdoor area plus ample on-site parking at front with security bollards

\$38,000 per annum + GST + Outgoings

Industrial  
FOR LEASE

460sqm

**Ray White®**

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