



**21/35 Garden Road, Clayton VIC 3168**

## **IDEAL OFFICE / WAREHOUSE IN DESIRABLE LOCATION**

- Total lettable area 228m2 approx
- Comprising front office area of 26m2 approx
- Storage mezzanine above office of 28m2 approx
- Clear open span warehouse
- Container height warehouse with max height of 6.3m approx
- Property features extra wide container height roller door with security bollards (4.97m approx )
- Security grills in front office windows with additional bollards for added security
- Also featuring alarm system and three phase power
- Kitchenette and toilet
- 3 allocated car spaces
- Situated in a premium location in between Princes Hwy and Wellington Road with easy access to the M1 Monash

Industrial  
FOR LEASE

228sqm

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