



21/35-47 Garden Road, Clayton VIC 3168

IDEAL OFFICE / WAREHOUSE IN SUPERB LOCATION!

- Total lettable area 228m²*
- Comprising front office area of 26m²* with reverse cycle heating/cooling
- Storage mezzanine above office of 28m²*
- Clear open span warehouse
- Container height warehouse with max height of 6.3m*
- 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 p

Industrial
FOR LEASE

228sqm

Ray White®

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