



**477 South Road, Bentleigh VIC 3204**

## High Exposure Retail / Office Space - NO OWNERS CORP!

Amazing ground floor space in a boutique development located opposite Woolworths Moorabbin on busy South Road. Customer parking at your doorstep as well as an abundance of public transport with Moorabbin Train Station and bus route 824 less than 100m away.

- ? Total lettable area | 60m2\*
- ? Includes partitioned office
- ? Amenities | kitchenette & disabled toilet
- ? Split System, Alarm, NBN
- ? Signage Rights
- ? Secure on-site car parking
- ? No Owners Corp
- ? Commercial 1 Zone (C1Z)

Retail  
FOR LEASE

60sqm

**Ray White**

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