



**41 Henderson Road, Clayton VIC 3168**

## **Freestanding 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

\$49,000 pa plus Outgoings (No GST on rental)

Ryan Amler 0401 971 622  
Simon Liang 0451 954 318

\*All areas and figures are approximate only. All boundaries are indicative only. All precaution has been taken to establish the accuracy of all information

Industrial  
FOR LEASE

460sqm

**Ray White®**

**Ryan Amler**

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