



9/138-140 Argus Street, Cheltenham VIC 3192

OFFICE / WAREHOUSE WITHOUT ANY COMPROMISE | RENT FREE INCENTIVES AVAILABLE

- ? Total lettable area | 157m²*
- ? Including first floor mezzanine office | 52m²*
- ? Warehouse clearance | 8m*
- ? High-end fixtures and fittings with vertical glazed tilt door
- ? Keyless entry, built-in solar system & three (3) phase power
- ? Polished concrete floor & luxury kitchenette with stone benchtops & high quality cabinetry
- ? Toilet & shower with floor to ceiling tiles
- ? Wide driveway with security gate at the front of the estate
- ? Two (2) allocated car spaces
- ? Industrial 1 Zone (IN1Z)

Industrial
FOR LEASE

157sqm

Ray White

Ryan Amler

0401971622

ryan.amler@raywhite.com