



## 5 Aspen Circuit, Springvale VIC 3171

### Near New Warehouse / Office in Popular Springvale Business Park

Occupy immediately - Already bustling with some of Melbourne's most successful small businesses - the sense of community, intelligent design and impeccable finishes make Springvale Business Park second to none. The Business Park is nestled between established residential, commercial & industrial precincts, with easy access to major arterial roads, highways, transport and retail options.

- ? Total building area | 276m2\*
- ? Includes first floor carpeted office | 62m2\*
- ? Polished concrete floors & painted internal walls
- ? Matte black fixtures & fittings
- ? Luxurious kitchenette with high quality cabinetry
- ? Internal clearance up to 7.5 metres\*
- ? Electric roller door,

Industrial  
FOR LEASE

276sqm

**Ray White**

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