

2/3 Matiji Street Cnr Mansfield Street
THORNBURY, VIC

BRAND NEW 187M2 OFFICE/WAREHOUSE WITH STREET FRONTAGE M & M BUSINESS PARK

Superbly located only 8.5 kms from Melbourne's CBD this business park adjoins the industrial precinct centred in Preston, a precinct recognised as Melbourne's premium northern fringe location.

Easy access from Eastern Fwy & Citylink/Tullamarine Freeway. Brand new benchmark office warehouse facility set amidst a natural setting on the banks of the Darebin Creek.

- Fully fitted office with heating, cooling and shower.
- 8.8m truck access. - High clearance roller door access.
- 3 Reserved car parks on title.
- Security gate access.
- Extensive native landscaping.
- Extensive visitor carparking.
- Warehouse area 127m2.
- Mezzanine office area 50m2.
- Total building area 187m2.

Rental: \$23,000 pa \$1,916.66 pcm \$441.09 pw
(Plus Outgoings & GST)

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LOVE & CO

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