

17/20-22 Thornycroft Street Campbellfield, VIC

## FUNCTIONAL OFFICE/WAREHOUSE

- Warehouse/ Office of 93SQM (approx.)
- High clearance electric roller door
- Toilet & kitchenette
- 2 Parking spaces
- Zoned Industrial 1
- 3 Phase power
- Secured complex
- Positioned in the Somerton Park Industrial Estate with easy access to main arterials including Hume Highway, Cooper Street and Metropolitan Ring Road

\* Potential to remove office area and increase floor space

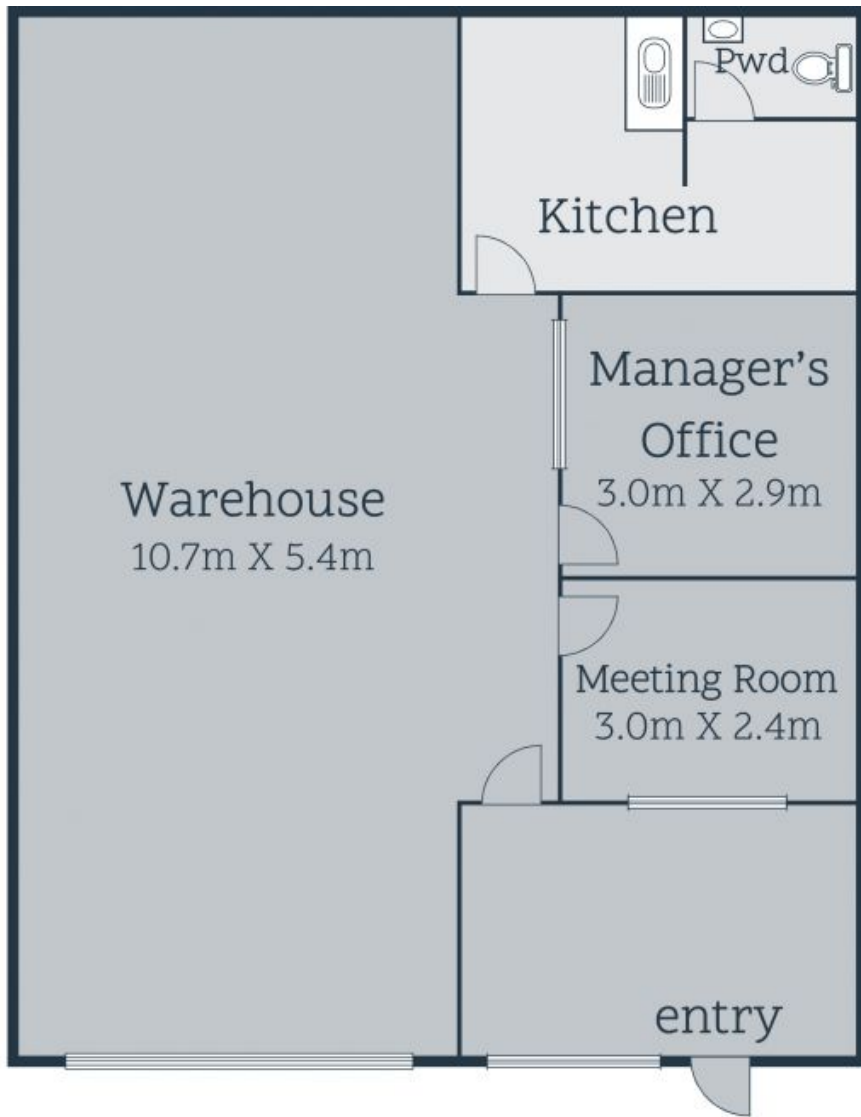
\$17,000 pa, \$1,416.66 pcm, \$326.92 pw  
(Plus GST & Outgoings)

**Council Rates:** \$0.00 p/q  
**Water Rates:** \$0.00 p/q  
**Strata Rates:** \$0.00 p/q



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Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent