



5/138 Argus Street Cheltenham, VIC

PREMIUM OFFICE / WAREHOUSE

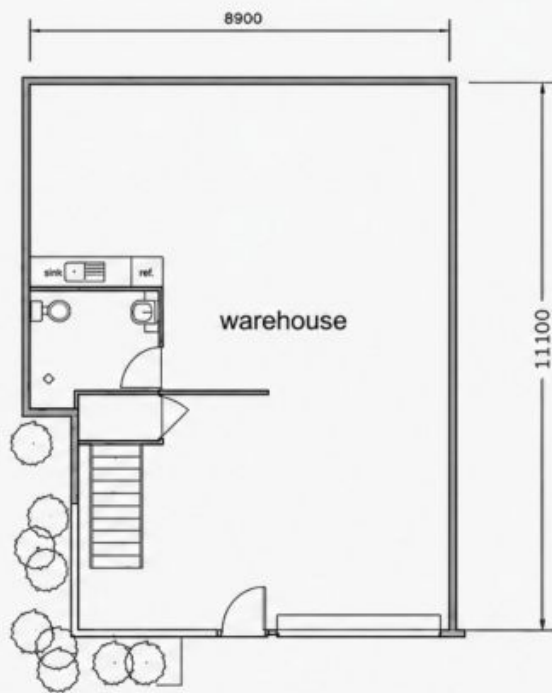
Assignment of Lease - \$33,000 p.a. net + GST + outgoings. Price is fixed and non-negotiable.

- 144m² approx. total building area
- Includes 49m² approx. first-floor office
- Wetland views
- Superbly appointed throughout
- Glass roller door
- End-of-trip facilities
- Fully gated development
- 2 car spaces



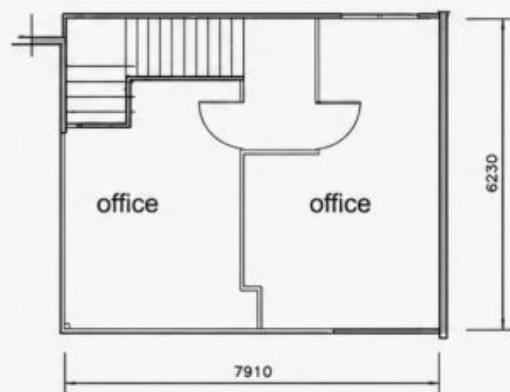
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Ground Floor

Warehouse	95 m ²
Office	49 m ²
Total Floor Area	144 m ²



First Floor