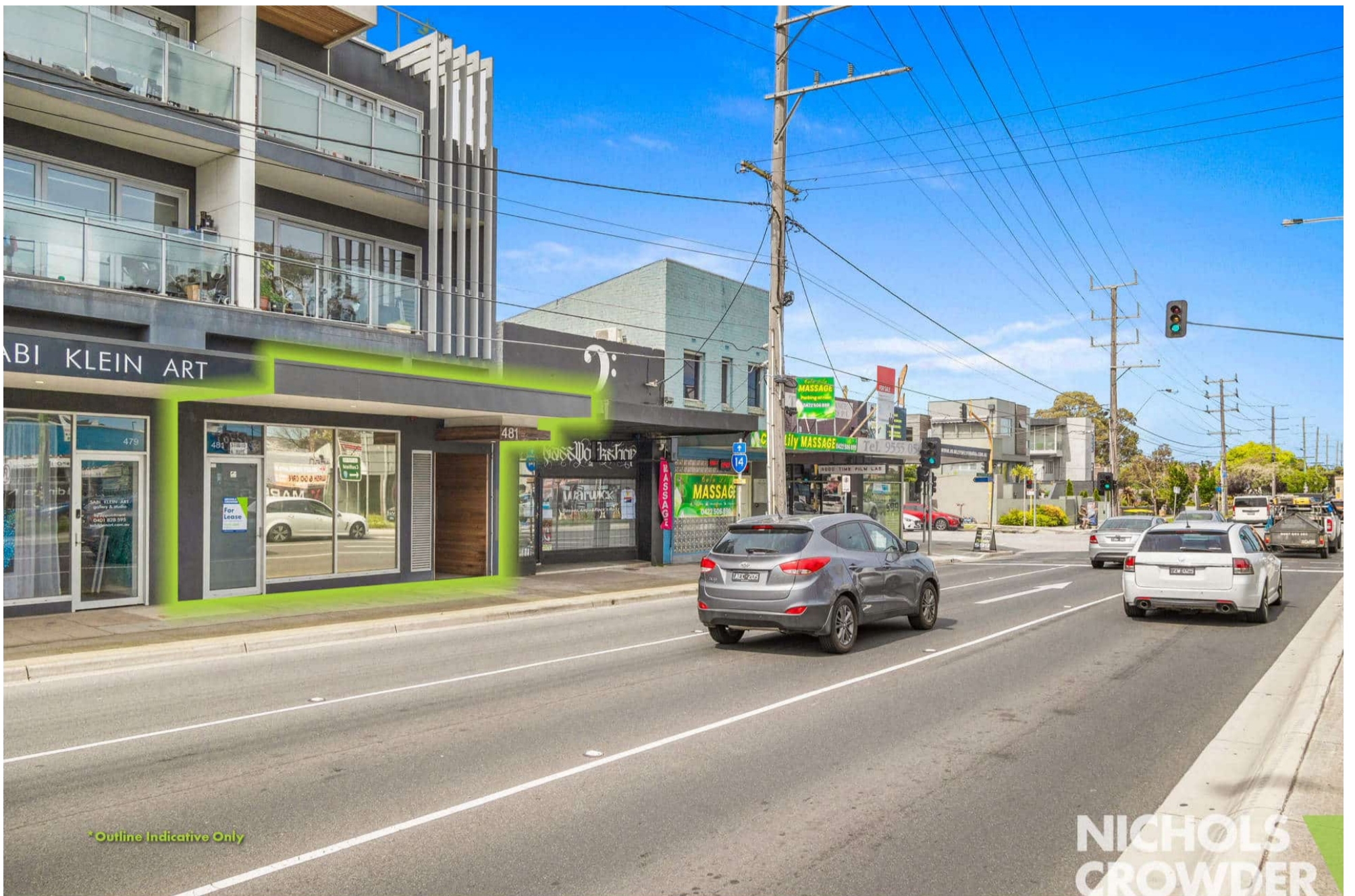


## 481 South Road, Bentleigh



### For Lease

#### Turnkey Training Studio with South Road Exposure

Opportunities like this are rarely available. This well-presented 50sqm\* studio is fully fitted and ready for immediate operation as a gym or training facility.

Walk in and start training clients from day one. Currently configured for Martial Arts, the versatile layout easily accommodates Personal Training, Physiotherapy, Pilates, Yoga, Boxing or similar fitness and wellness uses.

Alternatively, the space can be converted into a functional office or showroom, capitalising on outstanding exposure to the high volume of daily traffic along South Road.

Ideally positioned near Moorabbin Station, this property presents an excellent opportunity for owner-operators or small businesses

seeking a high-profile location with minimal setup costs.

Key features include:

- \* Total building area: 50sqm \*
- \* One (1) allocated car space
- \* Exceptional South Road exposure with strong passing traffic
- \* Close proximity to Moorabbin Station
- \* Tilt-slab construction
- \* Air conditioning
- \* Existing fit-out in place
- \* Kitchenette amenities
- \* Toilet facilities

For further details or to arrange an inspection please contact:

Cameron Williams 0412 366 565

Finn Atkins 0409 556 990

DISCLAIMER:

\* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

\* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

#### **PROPERTY DETAILS**

#### **Property ID**

2P4025

#### **Price**

Contact Agent

#### **Agents**

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Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.