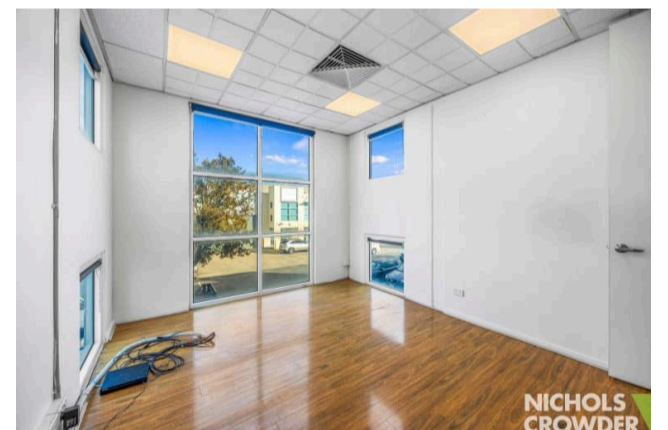
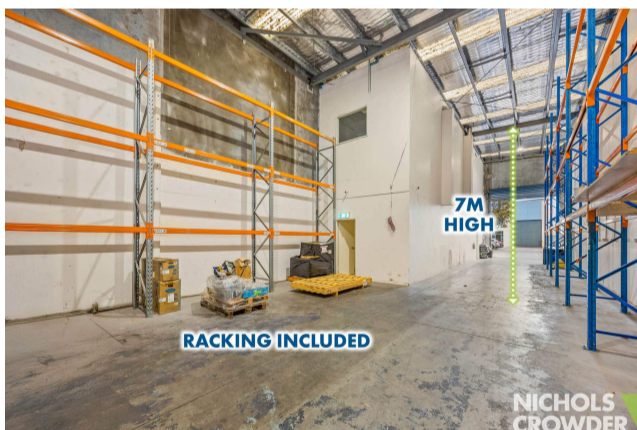


13 Wellington Court, Clayton



For Lease

Modern Office/Laboratory Warehouse, near Monash University

Positioned in a tightly held industrial pocket near Monash University, this versatile property combines a high-clearance warehouse (7m*) with a modern, two-level office that offers excellent natural light and potential for laboratory or technical use.

Each office level includes toilet amenities, while the warehouse features a container-height roller door for efficient loading and access.

Outstanding location with easy access to the M1 Freeway, Princes Highway, Wellington Road, and just minutes from Monash University.

Key features include:

- * Warehouse area: 141sqm*
- * Office area: 105sqm*
- * Total area: 246sqm*
- * Four (4) onsite car spaces
- * Container height roller door

- * Seven (7) metre warehouse clearance
- * Toilet amenities on both office levels
- * Kitchenette
- * Modern design and excellent natural light

For further details or to arrange an inspection please contact:

Cameron Williams 0412 366 565

Matt Nichols 0418 186 488

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

2P3898

Price

Contact Agent

Agents

Cameron Williams

0412 366 565

cameronw@nicholscrowder.com.au

Matt Nichols

0418 186 488

mattn@nicholscrowder.com.au

Nichols Crowder Moorabbin

03 9559 3888

request@nicholscrowder.com.au

nicholscrowder.com.au

Nichols Crowder Moorabbin, 358 South Road, Moorabbin VIC 3189

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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.