



1/39 Scammel Street CAMPBELLFIELD, VIC

Functional, Freestanding Office / Warehouse | Affordable Rent | Easy Access Indu

- * 388 sqm (GFA) freestanding industrial building, inclusive of 94 sqm office and amenities
- * 500 sqm site
- * Concrete tilt panel construction
- * High clearance (approx 7 metres) warehouse, clearspan throughout, plenty of natural light
- * Electric, container height roller door access
- * 68 sqm mezzanine office (with separate door entry). Fully carpeted, reverse cycle air conditioner, bathroom and kitchenette
- * 26 sqm front reception and kitchenette area. Air conditioned
- * Long term lease available
- * Great value, available immediately

\$32,000 Per Annum Net (Inclusive Of GST)

Type : Industrial
Building Size : 388 m2
Zoning : Industrial 1

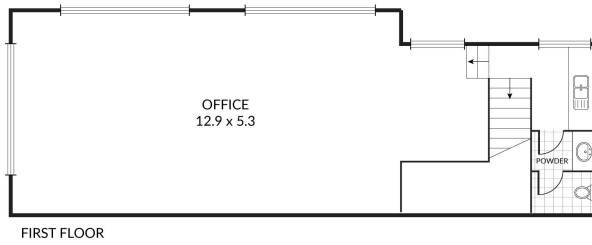
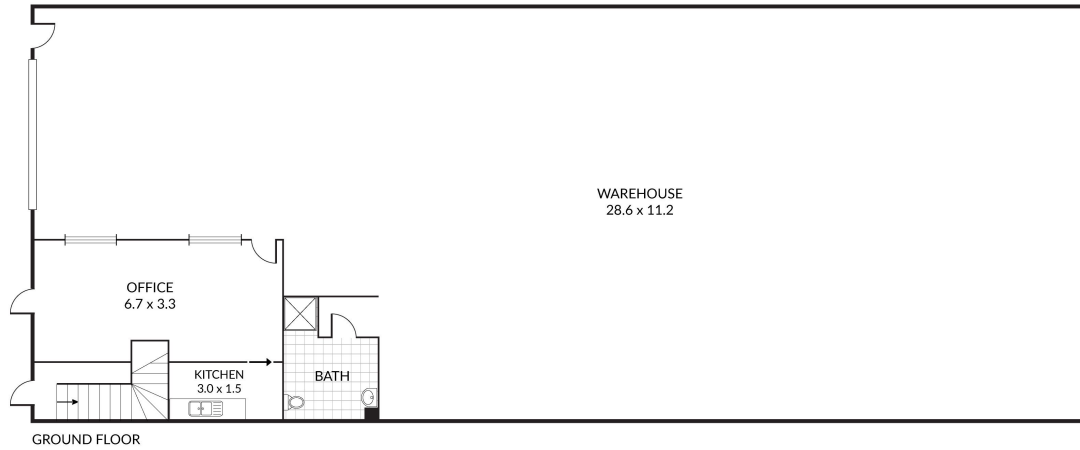
Richard Impiombato

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Internal 400m²

Total 400m²

39 Scammel Street, **Campbellfield**



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.