



## 43 Brady St, South Melbourne

### PROMINENT OFFICE & WAREHOUSE WITH TERRIFIC EXPOSURE

NSL Property Group, under instruction from Advise Transact, is pleased to present 43 Brady Street South Melbourne (Cnr White Street) For Lease and now available.

This city fringe office, warehouse and showroom sits within a premier commercial precinct and is ripe for the astute occupier.

Positioned in an established and exclusive precinct of South Melbourne close to the West Gate Freeway Interchange and Lorimer Street interchange, the property offers flexible Capital City Zoning.

Key Features include:

- Total Building Area: 491 sqm
- Total Land Area: 396 sqm
- Roller Door Access
- Corporate Offices over 2 floors
- Westgate Freeway Exposure with over 200,000 vehicles per day.
- Five (5) car spaces on title
- Available Now

For further information on this asset or to discuss your South Melbourne property requirements contact NSL Property Group:

Guy Naselli 0413750744

5 396 m2

**Price** Contact NSL Property Group  
**Property Type** Commercial  
**Property ID** 195  
**Land Area** 396 m2  
**Office Area** 491 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
 597 Gilbert Rd Preston, VIC, 3072 Australia  
 0413 750 744

