



## Ground Floor, 425 Plenty Rd, Preston

### GROUND FLOOR RETAIL/OFFICE SPACE FOR LEASE

NSL Property Group proudly presents an exceptional leasing opportunity at Ground Floor, 425 Plenty Road, Preston.

This functional cold-shell retail/office space offers 125 sqm of total building area, including 7 sqm of storage along with 1 onsite car parking space.

Situated just 10 km from Melbourne's CBD, this property is located within a highly sought-after commercial precinct, surrounded by key amenities such as Northland Shopping Centre, Preston Market, Bell Train Station, and Darebin Creek Forest Park. It's also close to Northcote Public Golf Course, with convenient access to major arterials including the Western Ring Road (M80) and CityLink (M2).

#### Key Features:

- Total Building Area: 125 sqm including 7 sqm storage
- Cold-shell ground floor retail/office with unlimited potential
- 1 onsite car parking space
- Ideal for a variety of uses, with excellent public transport access
- Approx. 9-meter shop frontage
- Ample natural light throughout

For further details about this property or your commercial real estate needs in Preston, contact NSL Property Group:

Guy Naselli 0413 750 744

Jackson Branchley 0431 286 661

1 125 m2

**Price** \$28,000 pa plus Outgoings  
**Property Type** Commercial  
**Property ID** 240  
**Land Area** 125 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744  
 Jackson Branchley - 0431286661

#### OFFICE DETAILS

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

