



## Factory 4, 103 Garden Road, Clayton

### PROMINENT CLAYTON OFFICE, WAREHOUSE & SHOWROOM

NSL Property Group is pleased to present Unit 4 / 103 Garden Road Clayton For Lease.

This inner southeast commercial warehouse/showroom sits within a premier commercial precinct and is ripe with potential.

Positioned in an established and exclusive precinct of Clayton close to Princes Hwy, Monash Fwy (M1), IKEA and M-City Shopping Centre the site offers flexible Comprehensive Commercial 2 Zone (C2Z).

Key Features include:

- Total Building Area: 482 sqm
- Total Land Area: 420 sqm
- Includes a combination of clear span warehouse and fitted offices
- Showroom potential with onsite secure car spaces
- Commercial 2 Zone (C2Z)
- Available Now – Occupy or Re-purpose

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

Jackson Branchley - 0431 286 661

Guy Naselli - 0413 750 744

4 420 m2

<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	297
<b>Land Area</b>	420 m2
<b>Warehouse Area</b>	482 m2

#### AGENT DETAILS

Jackson Branchley - 0431 286 661  
Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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

