



## Unit 3, 119-123 Adderley Street, West Melbourne

### LARGE OFFICE WAREHOUSE ON THE CBD DOORSTEP

NSL Property Group and CBRE are pleased to present 3/119-123 Adderley Street, West Melbourne for lease and available now.

Located on the corner of Dudley Street & Adderley Street, this property is on the doorstep of the city. Southern Cross Railway Station is only 1.1km\* away with great access straight onto the West Gate Freeway & CityLink.

This two (2) level office/showroom of 265sqm\* and clear span warehouse of 418sqm\* offers exceptional street frontage and six (6) on-site car parks.

#### Property highlights:

- + Total area: 695sqm\*
- + Warehouse area: 418sqm\*
- + Ground level office/showroom: 83sqm\*
- + First floor office: 185sqm\*
- + Six (6) on-site carparks
- + Clear span warehouse
- + Recessed loading dock ideal for distribution
- + Great natural light
- + Close to public transport

For further information or to request an inspection, please contact the agents below.

NSL Property Group  
Guy Naselli 0413 750 744



Price	Contact Agent
Property Type	Commercial
Property ID	3
Office Area	277 m2
Warehouse Area	418 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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

