



## 64 Fennell St, Port Melbourne

### FULLY FITTED OFFICE WITH WAREHOUSE

NSL Property Group is pleased to present 64 Fennell Street Port Melbourne for lease and available now.

This two-level, fully fitted office provides a reception, training rooms, board room and meeting rooms on the ground floor. The first floor provides perimeter offices and meeting rooms, training rooms, a break out room, a lunch room and large balcony area. Each floor is self-contained. The car parking is allocated at the front of the building and there is a high clearance warehouse, with a container height roller door, connected to the side of the building with internal access from the ground and first floor of the office.

Property features include:

- Total building area: 1,531sqm\*
- Office: 1,196sqm\*
- Warehouse: 335sqm\*
- Parking for 10 vehicles
- Heating & cooling
- Modern amenities including shower facilities
- Open plan office spaces with separate meeting rooms
- Training rooms and boardrooms
- First floor balcony BBQ area
- Container height roller door access
- Three phase power
- Warehouse clearance of 7.5m
- Showroom potential
- 3 phase power

10 1,531 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	31
<b>Land Area</b>	1,531 m2
<b>Office Area</b>	1,196 m2
<b>Warehouse Area</b>	335 m2

### AGENT DETAILS

Guy Naselli - 0413 750 744

### OFFICE DETAILS

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

