



## Unit 3, 4 Kilburn Court, Hoppers Crossing

### WORK SMART AND WORK STYLISH – 323SQM OF OPPORTUNITY

Looking for a space that works as hard as you do?

This 323 sqm\* office/warehouse at 3/4 Kilburn Court, Hoppers Crossing commands a serious space in the heart of a top commercial precinct. Perfectly placed near the Old Geelong Road & West Gate Freeway interchange, it's ready for whatever your business throws at it.

Roll up to a 5.5m clearance roller door, take your pick of corporate offices over two floors, and impress clients with a sleek, professional entry. Four car spaces on title mean parking hassles are a thing of the past, while unbeatable exposure to the Railway and M1 Princes Freeway keeps your brand front and centre.

#### Key Features:

- 323 sqm\* total building area
- 5.5m clearance roller door access
- Corporate offices over 2 levels
- Professional entry
- Easy access to Old Geelong Road
- 4 car spaces on title
- Exposure to Railway + M1 Princes Freeway

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

Ready to make moves? This space is available now and waiting for you.

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



**Price** Contact NSL Property Group  
**Property Type** Commercial  
**Property ID** 318  
**Office Area** 323 m2

#### AGENT DETAILS

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

#### OFFICE DETAILS

NSL Property Group  
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0413 750 744

