



## Unit 45/52 Bakers Road, Coburg North

### A SMARTER SPACE FOR BUSINESS

NSL Property Group is pleased to present 45/52 Bakers Road, Coburg North For Lease and Available Now.

Position your business within a modern business park designed to support growing businesses, trades, e-commerce operators, storage users and owner-occupiers alike. Offering approximately 116sqm\* of versatile building area, this architecturally designed warehouse combines functionality with a premium inner-northern Melbourne location.

Located just moments from Sydney Road's renowned retail and hospitality precinct, with excellent access to major arterial roads, public transport and surrounding amenity, this is an outstanding opportunity to secure a well-connected business address.

#### Property Highlights:

- Total Building Area: 116sqm\*
- Architecturally designed modern façade
- Secure motorised roller door access
- Functional mezzanine level
- Three-phase power
- Kitchenette and private amenities
- Enterprise-grade high-speed fibre internet available
- CCTV security throughout the estate
- Allocated on-site parking plus visitor parking
- Excellent access to major road networks and public transport

A premium warehouse opportunity in one of Melbourne's most connected and sought-after industrial locations.

For further information on this asset or to discuss your Coburg North property requirements

2 75m2

|                       |                            |
|-----------------------|----------------------------|
| <b>Price</b>          | Contact NSL Property Group |
| <b>Property Type</b>  | Commercial                 |
| <b>Property ID</b>    | 394                        |
| <b>Land Area</b>      | 75 m2                      |
| <b>Office Area</b>    | 41 m2                      |
| <b>Warehouse Area</b> | 75 m2                      |

#### AGENT DETAILS

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

#### OFFICE DETAILS

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