



## 4, 113-117 Adderley Street, West Melbourne

### CITY FRINGE OFFICE, SHOWROOM AND WAREHOUSE ON THE CBD DOORSTEPS

NSL Property Group is pleased to present 4/113-117 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 onto the Westgate Freeway & Citylink.

This two (2) level office/showroom of 798 sqm\* and clear span warehouse of 424 sqm\* offers exceptional street frontage and eight (8) on-site car parks.

Property highlights:

- + Total area: 798 sqm\*
- + Warehouse area: 424 sqm\*
- + Ground level office/showroom: 168 sqm\*
- + First floor office: 168 sqm\*
- + 9B Compliant for Educational purposes
- + Eight (8) on-site carpark's
- + Clear span warehouse
- + Recessed loading dock ideal for distribution
- + Great natural light

8 592 m2

Price	Contact Agent
Property Type	Commercial
Property ID	47
Land Area	592 m2
Office Area	374 m2
Warehouse Area	424 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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

