

**20A Osburn St, Wodonga, VIC 3690**

**Leased - \$18,000**

Warehouse



## LOCATION, LOCATION, LOCATION!

Situated on the fringe of Wodonga CBD and with excellent exposure from Osburn Street, this 63m<sup>2</sup> office has its own entrance and secure car park. The available space is on level 1, above the Storage Facility.

**Open for Inspection**

By Appointment.

This office is suitable for small administrative businesses, Allied Health Professionals requiring their own consulting rooms, private meeting rooms or a base for mobile businesses requiring a convenient space for the team to gather and meet.

The space has the potential to be divided into 2 or 3 separate working spaces. Ample split system heating and cooling allows for ideal temperature control, kitchenette, and bathroom amenities on the ground level.

Council rates and Water rates/ usage are included in the rent, and this office also has a secure reserved parking space within Ernie's storage facility.

Inspection by appointment only. Please contact our Leasing Agent Natalee Willson on 02 6024 9222 or 0428 249 222 to arrange your inspection today.

\*\*Please note inspections will not be available until after 8th January 2024\*\*

### Listed By

Natalee Willson

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Listing Number: 3390314