

5/14 Clive St, Springvale, VIC 3171

P.O.A.

Industrial Land



## Sort After Location

A good-sized warehouse in Springvale is an opportunity worth considering.

The unit offers a floor space of 113m<sup>2</sup>, an office of approximately 10m<sup>2</sup> and a toilet for the convenience of owners and employees. The wide concrete driveway allows for two parking bays opposite the unit's entrance and enough space for most trucks and vans to enter and leave the unit via the high roller door, a third spot is reserved on the setback on Clive Street. The carpark is secured by a remote-control sliding gate and overhead lighting.

Just 1 of 6 and of brick construction the current owner has upgraded the unit by replacing the roof with new Colour-bond roofing and removing the asbestos in the process.

The property can be accessed from Centre Road via Clive Rd, or from Springvale Rd via Fairview Rd.

For more information contact Theresa Huynh 0450 551 959

### Features:

115m<sup>2</sup> floor space, app. 10m<sup>2</sup> office and toilet

Brick walls, new Colour bond roof, asbestos removed

Remote control access gate, secure roller door

Two parking spaces opposite front of Unit, 3rd parking space on Clive Rd.

Power and water connected

Direct access from Centre Rd via Clive St.

2025 - Owners Corporation, \$1897 per half year

### Open for Inspection

By Appointment.

### Listed By

Theresa Huynh

The Office

Phone: (03) 9547 7222

