



## 9/35 Garden Road CLAYTON VIC

High quality office warehouse of approximately 210sqm with an abundance of features including a bonus mezzanine of approximately 40sqm.&#13;

Office area of approximately 100sqm featuring:&#13;

\* Heating and cooling throughout&#13;

\* Energy efficient T5 lighting&#13;

\* Full CBUS and sensor lighting &#13;

\* Ground floor plaster ceilings&#13;

Warehouse features:&#13;

\* Sealed walls and floors&#13;

**Price** : Make an Offer

**Building Size** : 210 sqm

**View** : <https://www.crabtrees.com.au/sale/vic/east/clayton/commercial/industrial/5861643>