



9/8 Garden Road Clayton VIC

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Crabtrees Real Estate are pleased to offer For Sale or Lease 9/8 Garden Road Clayton, a modern office warehouse of 1,135sqm located between Dandenong Road and Wellington Road moments from the Ikea Homemaker Centre, M-City and minutes to the Monash M1 Freeway.

Price : Sale: Contact Agent; Lease: \$155,000 pa
Building Size : 1135 sqm
View : <https://www.crabtrees.com.au/lease/vic/east/clayton/commercial/industrial/5863153>

Property features:

- + Frontage to Garden Road
- + Fully air conditioned ground floor office of 468 sqm
- + Fully air conditioned first floor office of 152 sqm
- + Board room/training rooms
- + Mixture of partitioned and open plan office space
- + Tea room facilities
- + Fully tiled terrace
- + High clearance warehouse of 516 sqm
- + 2 x container height motorised roller doors
- + 16 allocated car spaces



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