



**182 Normanby Rd, Southbank**

## CORPORATE OFFICE/WAREHOUSE AND SHOWROOM ON THE STEPS OF THE CBD

NSL Property Group and CBRE are pleased to present 182 Normanby Road, Southbank, for lease.

This versatile, contemporary office/warehouse and showroom has two street frontages and is located on the edge of Melbourne's Central Business District.

The property is situated in a much sought after location just minutes from Melbourne's major arterials, the Port of Melbourne and CBD. A not to be missed property provides a modern two-level office/showroom with clear-span high clearance warehouse accessed from the rear.

Property features include:

- + Building area: 1,115sqm\*
- + Office areas: 640sqm\*
- + Warehouse area: 475sqm\*
- + Modern two-level office space with boardrooms/showrooms
- + Amenities including shower facilities and two (2) kitchens/kitchenettes
- + Open plan with perimeter offices, board rooms and break-out areas
- + Ten (10) car spaces
- + Container height roller door

For further details on this property or your Southbank commercial property needs, please contact the marketing agents below:

NSL Property Group:  
Guy Naselli: 0413 750 744

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<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	2
<b>Office Area</b>	640 m2
<b>Warehouse Area</b>	475 m2

### AGENT DETAILS

Guy Naselli - 0413 750 744

### OFFICE DETAILS

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

