

20-22 Gardiner Road, **NOTTING HILL** **FOR LEASE**



**FLEXIBLE SPACE**

## COMMERCIAL OFFICE WITH FLEXIBILITY

*Flexible space in well established business park*

This flexible commercial office space (with showroom/tech space & storage area) is located at the gateway to the Monash Business Park and adjoins the historic Notting Hill Hotel, famous for its Friday lunches! And you are also just a stone's throw from Monash University's Clayton campus.

Located directly on busy Gardiner Road, this superb location offers excellent access to the M1 Monash Freeway via the Forster Road entry/exit ramp, which connects your employees and visitors to most of Greater Melbourne, including many nearby arterial roads, services, transport hubs and retail destinations.

UNIT NO.	OFFICE AREA	EXPANSION/ TECH/LAB SPACE	TOTAL AREA	CAR SPACES	RENTAL (NET PA)
1	621m <sup>2</sup>	395m <sup>2</sup>	1,016m <sup>2</sup>	30	\$220,000



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CONSTRUCTION | DEVELOPMENT | MANAGEMENT

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