



### 17 Bell Street Preston VIC

Vision Real Estate has the pleasure in offering this outstanding corner building within close proximity to the Preston Homemaker Centre and National retailers such as Total Tools, JB HI FI, Baby Buntings and Repco.

- \*Total Building Area- -1145 sqm\*
- \*First Floor Office- 535 sqm\*
- \*Ground Floor Office/Showroom and Warehouse- 610 sqm\*
- \*Both Floors Can Be Leased As One Or Separately.
- \*Ample Natural Light
- \*Massive Exposure To One Of Melbourne's Busiest Main Roads.
- \*On Site Parking Via Cope St Roller Shutter Door.
- \*Only Ground Floor Available - 610sqm\* (\$152,500 p/a , net plus GST)

**Price** : Contact Agent  
**Building Size** : 610 sqm  
**Land Size** : 610 sqm  
**View** : <https://www.visionrealestate.com.au/lease/vic/north/preston/commercial/offices/7433371>



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