

**38 Bellevue Crescent Preston VIC**

Modern Office, Showroom & Warehouse in Preston's premier industrial area.

\*Areas area as follows:

Warehouse	380 sqm
Ground floor Showroom	55 sqm
Light filled Office	95 sqm

Total Building Area: 530sqm\*

- \*Reception/ showroom area.
- \*High clearance warehouse.
- \*On site parking
- \*Just off Bell street.

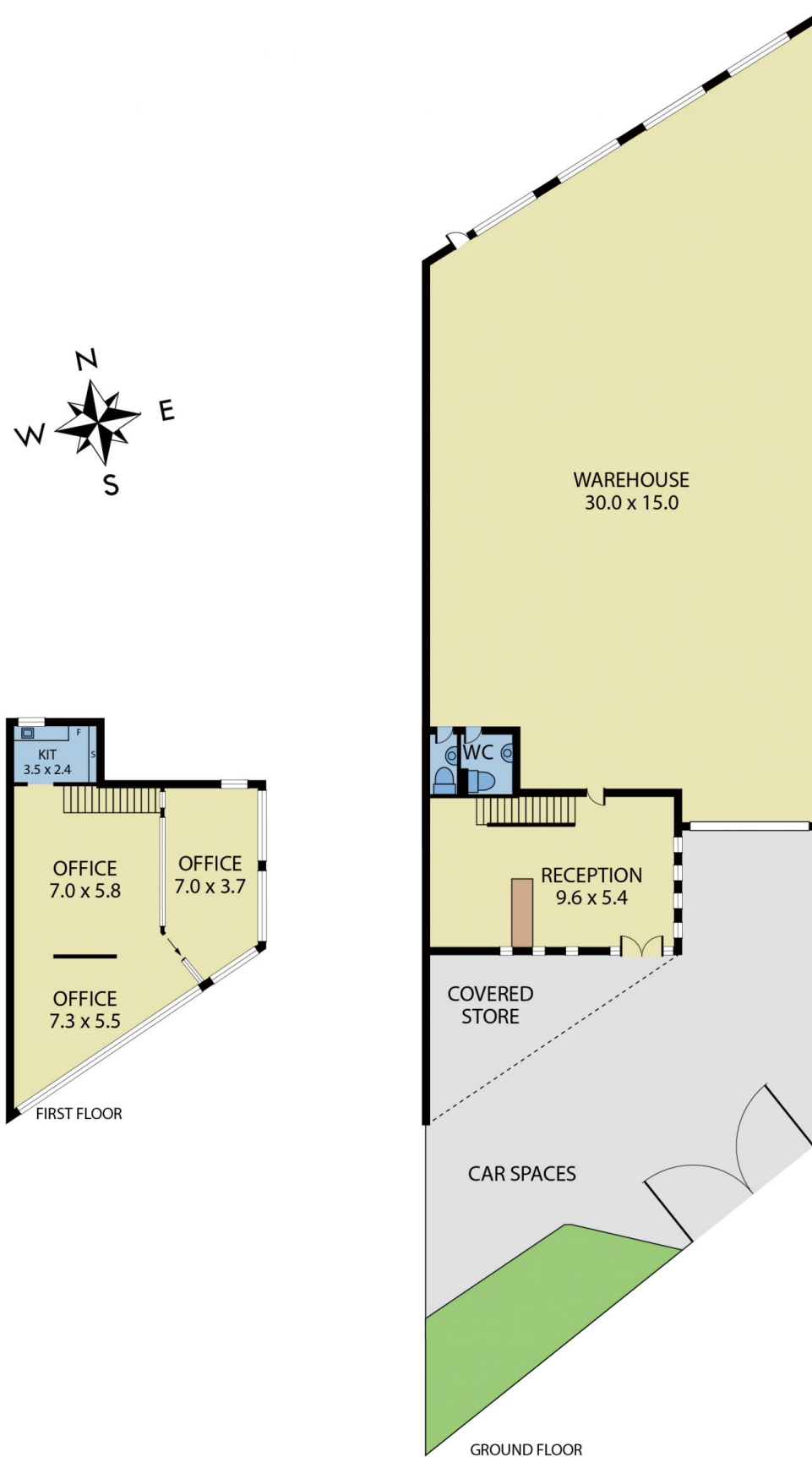
\*\$69,000 per annum plus outgoings of approx. \$10,000 per

**Building Size** : 530 sqm  
**Land Size** : 1 sqm  
**View** : <https://www.visionrealestate.com.au/lease/vic/north/preston/commercial/industrial/7894359>



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Disclaimer: Whilst we believe the contents of this document to be accurate, we suggest the prospective purchasers make any necessary enquiries to satisfy themselves. We do not accept responsibility for any errors or omissions.