

# 14-16 Barretta Road, RAVENHALL, VIC

Industrial Property For Lease - Price: Price on Application



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4 x Brand New Office Warehouses Built within the Orbis Business Park are these 4 office warehouse buildings, set to be available in May 2024.

Recent road upgrades in the area including the removal of the railway crossing on Robinsons Road/Westwood Drive makes this an ideal area for ingress/egress for cars and trucks to/from the road network.

Located nearby is the Deer Park Bypass which connects to the Western Ring Road and West Gate Freeway along with Ballarat Road which connects to the Western Highway and into the CBD.

These office/warehouses are built for the growing business and comprise open warehouse areas, two storey office and amenities on both levels including a shower. A container height roller door allows good access to the warehouse and each property has 4 carapaces available accessed via a secure remote control gate. Sizes as follows:

&#x2022; Office: 72m2 approx  
&#x2022; Warehouse: 288m2 approx

Inspections available from early 2024, contact the Exclusively Appointed Agents to arrange.

Office Size:	72.00
Warehouse Size:	288.00
Total Size:	360.00
Land Size:	1,000.00
Zoning:	Commercial
Parking:	4

IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.