



1- 3 Ligar Street, ARARAT, VIC 3377

EXCEPTIONAL OFFICE SPACE AT THE TOP OF BARKLY STREET SHOPPING PRECINT

Discover an exceptional commercial opportunity in the heart of Ararat's bustling business district. This expansive property offers a professional environment ideal for an array of office-based enterprises, catering to both single and dual occupancy setups.

The office expanse includes a diverse range of workspaces from individual offices, providing privacy for focused tasks, to an inviting open communal office area designed for collaboration and creativity. The separate reception area ensures a welcoming entrance for your clients and visitors, enhancing the professional image of your business.

The facility boasts an impressive loading dock, making the movement of goods and equipment a breeze. A huge amount of storage is available, complemented by lockable storage solutions, ensuring your documents and valuable equipment are secure at all times. Moreover, the network room is ready to become the nerve centre for your IT infrastructure, providing an organised space for your servers and networking hardware.

Convenience is key, with kitchen and bathroom facilities making the workspace comfortable for all staff. Centrally located, this property benefits from high foot traffic, ensuring your business gains maximum exposure.

Whether you're looking to establish or expand your office presence, this property is primed to meet your needs and exceed your expectations.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 64P4511

SALE DETAILS

\$950,000 - \$999,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Jessica Ward
0428273369

1A Ligar st Available for \$45,000pa, 450sqm

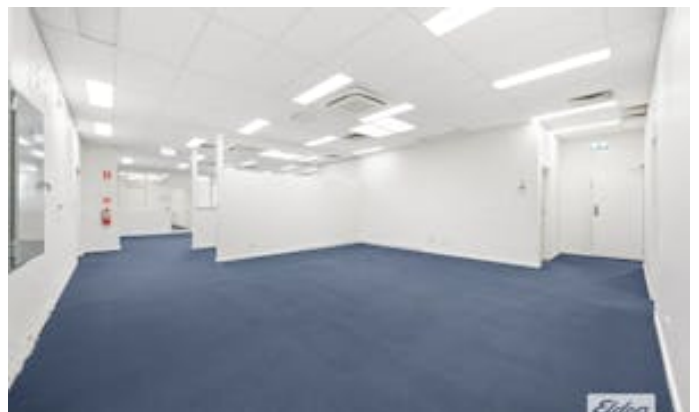
3 Ligar st Available for \$30,000pa, 178sqm

Properties are available for lease separately or as a dual lease

1 Ligar Street is currently tenanted at \$11400 pa. The whole package is also being offered for sale from \$950,000 - \$999,000

- Commercial Type:
- Building Area: 450.00 square metres

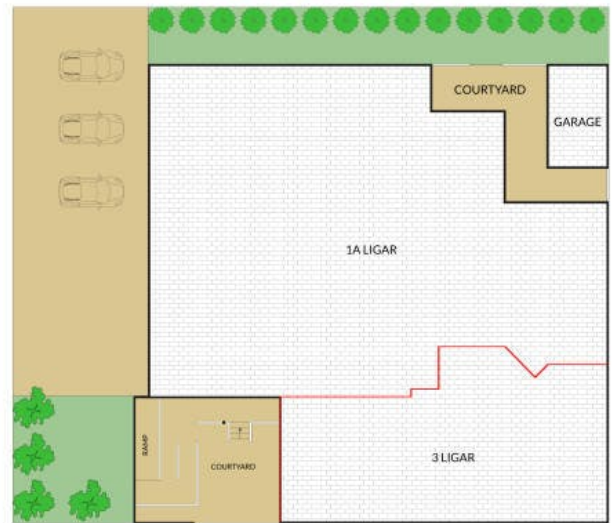






Internal 629m² External 323m² Total 952m²

1A & 3 Ligar Street, Ararat



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.