



## 295 Cambridge Road, MORNINGTON, TAS 7018

Brand-New Industrial Warehouse in Mornington's Tightly Held Precinct

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Unit 4 provides 278 sqm\* of brand-new, functional warehouse space within a modern development. Featuring tilt-panel construction, high internal clearance, and a smart layout with office, kitchenette, and bathroom facilities, it is well suited to a wide range of uses. The quality of finish ensures a professional presentation that will suit both growing and established businesses.

Importantly, Unit 4 offers the flexibility to be combined with the adjoining Unit 5, creating a larger 600 sqm\* tenancy if required. This adaptability is extremely rare in the tightly held Mornington market, where vacancy rates remain exceptionally low. The precinct is surrounded by well-known trade and retail operators, and provides excellent connectivity to Hobart Airport, the CBD, and major arterial highways.

**Key Features:**

- 278 sqm\* tilt-panel warehouse with office, kitchenette & bathroom
- Secure gated entry with one allocated car park
- Option to combine with Unit 5 for 600 sqm\* total space
- Excellent signage opportunities to enhance visibility
- Located in Mornington's most tightly held industrial precinct

For all enquiries or to arrange an inspection, contact James Black or George Burbury.

- Land Area 5,602.00 square metres
- Commercial Type:
- Building Area: 278.00 square metres
- Zoning: Light Industrial

**TYPE:** For Lease

**INTERNET ID:** SU114767

**CONTACT DETAILS**

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