

Big finish. Boutique footprint.

Sale/Lease - 16/250 Wickham Road, Moorabbin VIC 3189

Industrial



Overview

ID:	21657
Price:	\$750,000
Rent:	\$32,000

Building:	153m ²
Zoning:	Industrial Zone 1

Description

POINT OF INTEREST:

There's a certain relief in walking into a warehouse that hasn't been "made functional" so much as made properly. Positioned in the heart of the Highett/Moorabbin industrial pocket, unit 16 delivers 153 sqm* of architecturally designed office warehouse space with the clean lines, premium finishes, and new-facility polish that make the average Bayside warehouse feel underdressed. The layout splits into 103.6 sqm* of clear-span warehousing and 49.4 sqm* of office, supported by 6.5 m* internal clearance, a container-height motorised roller door, three-phase power, mezzanine flexibility, split-system heating and cooling, a kitchenette, disabled bathroom, shower facilities, and excellent natural light throughout. Set within a gated estate with security, generous internal hardstand movement, external floor lighting, and 2 allocated car spaces, the property suits boutique trade showrooms, e-commerce operators, wellness studios, and hybrid office/warehouse occupiers. With the Nepean 800 m* away and South Road, Keys Road, Warrigal Road, and the Dingley Bypass all close by, this is industrial space with Highett modernity.

- 153 sqm* total building area.
- 104 sqm* of modern warehousing.
- 49 sqm* of office space.
- No stamp duty payable
- Industrial 1 Zoning.
- Three-phase power.
- Architecturally designed and in the centre of Moorabbin's industrial business area.
- 7 m* internal clearance with container-height motorised roller doors.
- 2 allocated on-site car spaces.
- 800 m* to the Nepean Highway.
- Moments from South Rd, Keys Rd, Warrigal Rd and the Dingley Bypass.

POINT OF VIEW:

Clear span, high clearance, premium finish, secure gate - the checklist is practical, but the presentation is doing something a little more Bayside. Consider it industrial space with its shirt tucked in.

*Approx.

Pricing excludes GST

* Exemption from Future Duty: Once a property enters the new scheme, no further stamp duty is payable upon subsequent sales, provided it remains in commercial/industrial use. All parties should make their own enquiries.

Additional Info

Features

Age	Brand new - new development.	Floors	Concrete and carpet.
Air Conditioner	Yes - split system.	Height	6.5 metres*
Availability	Available now	Roller Doors	Yes - container height.
Car Spaces	2 allocated car spaces.	Zoning	Industrial Zone 1
Condition	Brand new and highly specified.		

Outgoings

Owners' Corporation	\$3,850 p.a.*	Land Tax	\$1,000 PA approx. (on a single holding basis)
Building Insurance	INCLUDED IN THE OC	Essential Safety Measures	\$1,000 p.a.*
Council Rates	\$3,300 p.a.*	A/C Maintenance	\$600 p.a. *
Water Rates	\$1,000 p.a*	Other Charges	TBC



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