

UPDATE YOUR ADDRESS TO THE INDUSTRIAL BENCHMARK.

For Lease - Showroom/119 Chesterville Road, Moorabbin VIC 3189

Industrial, Retail, Showroom, Offices



Overview

ID:	21409	Building:	177m ² -409m ²
Rent:	Contact Agent	Zoning:	Industrial 1 Zoning

Components

Name	Building	Rent (p.a.)
Unit A1A	177m ²	Contact Agent
Showroom	232m ²	Contact Agent
Total	409m ²	Contact Agent

Description

POINT OF INTEREST:

In business, the real flex is when your front of house sells the product, and the back of house moves it even quicker. Welcome to Showroom and A1A at Viridian, a 232 sqm* street-fronted space with an attached 177 sqm* warehouse at the rear. Within Bayside's textbook estate pairing showroom exposure with practical warehouse functionality, all just 800 m* from Southland Shopping Centre. Glass sliding doors open to a polished showroom designed to capture passing traffic, while behind the scenes, a clever warehouse component with motorised roller door access keeps stock flowing efficiently. The layout allows forklift movement from one side to the other for seamless loading and unloading, making it equally suited to trade suppliers, lifestyle retailers, or e-commerce operators needing both presentation and practicality under one roof. Inside, heating and cooling run throughout, complemented by kitchen amenities and a bathroom with shower facilities. 8 on-title car spaces deliver a rarity in estates like this, ensuring staff, clients, and deliveries all have room to move. And they make those moves pretty swiftly, South Road is just 1.5 km* away, and the Nepean is even shorter.

- 409 sqm* total building area.
- 232 sqm* showroom & 177 sqm* warehouse.
- Warehouse mezzanine is being fitted with office fit-out.
- 8 allocated on-site car spaces with additional parking next door.
- Sleek showroom at the front, warehousing at the rear.
- Motorised roller door and forklift access.
- Heating and cooling throughout.
- Suitable for retail/showroom, medical, allied health, and recreational businesses
- Prominent street frontage to Chesterville Road.
- Kitchen and bathroom amenities with a shower.
- 800 m* to Southland Shopping Centre and the railway station.
- 1.5 km* to South Road.

POINT OF VIEW:

We look to Cremorne for innovative offices, and we look to Chesterville Road for Melbourne's best industrial hybrids. Where you normally have to compromise between visibility and access, at Viridian, both are doing the heavy lifting from the front door to the roller door.

*Approx.

Pricing excludes GST

Additional Info

Features

Age	Brand new - new development.	Floors	Concrete
Air Conditioner	Yes - throughout.	Roller Doors	Yes - container height.
Availability	Available now.	Wheel Chair Access	Yes - ground floor
Car Spaces	8	Zoning	Industrial 1 Zoning
Condition	Brand new and highly specified.		

Outgoings

Owners' Corporation	TBC	Essential Safety Measures	TBC
Council Rates	TBC	A/C Maintenance	TBC
Water Rates	TBC		



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