



# CRABTREES

REAL ESTATE



## 135/45 Gilby Road MOUNT WAVERLEY VIC

Neat & tidy office warehouse with high office component in the highly regarded Axxess Corporate Park.

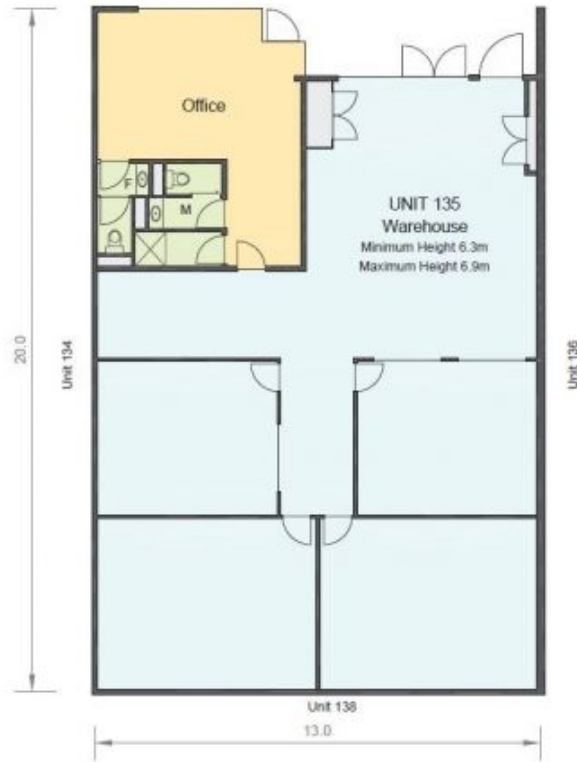
Unit 135 features:

- + Close to onsite cafe
- + Immediate access to M1 Freeway
- + Ducted Heating & Cooling throughout
- + Separate Male & Female toilets
- + Kitchen
- + 3 phase power
- + Excellent truck access
- + On site child minding & PO Boxes

**Price** : annual  
**Building Size** : 245 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/east/mount-waverley/commercial/industrial/5862374>

<https://www.crabtrees.com.au>

Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.



**AXCESS CORPORATE PARK**  
 Unit 135  
 AXCESS CORPORATE PARK  
 Mount Waverley, VIC

Unit 135	
Warehouse	199.7 m <sup>2</sup>
Office	33.3 m <sup>2</sup>
Amenities	11.9 m <sup>2</sup>
<b>Total Area</b>	<b>244.9 m<sup>2</sup></b>

0 1 2 3 4 5

Date: 04/04/2013 Ref: 43656  
 Scale: 1:100 at A3 Issue:

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information.

MARKETING