Space to Grow, Styled to Impress, Opportunity to Occupy.

Sale/Lease - 4/250 Wickham Road, Moorabbin VIC 3189

Industrial



Overview

ID:	21422	**Building:**	198m²
Price:	Contact Agent	**Zoning:**	Industrial 1 Zone
Rent:	Contact Agent		

Description

NEVER SEE BEFORE PRICING AT $800,000 + GST.
FULL DEPRECIATION - BRAND NEW ESTATE.

POINT OF INTEREST:

Unit 4 at The Wickham presents a premium opportunity within this tightly held boutique warehouse development, offering immediate occupier appeal in a prime Bayside location just moments from Nepean Highway. Spanning 198 sqm* in total, including a well-appointed 59 sqm* first-floor office, this warehouse hybrid is vacant and ready for immediate use - ideal for owner-occupiers or investors seeking a high-quality asset with leasing flexibility. The 8 metre* internal clearance provides excellent vertical capacity, perfectly suited for efficient storage or operational functionality.

Finished to a superior standard above typical Bayside offerings, the unit includes air conditioning, premium fixtures and fittings, and a functional layout with high clearance warehousing below and office accommodation above. Container-height roller doors and generous internal access further enhance usability. The development is complemented by landscaped surrounds featuring native planting, while each unit benefits from 2 allocated car spaces. Nearby amenities include the Animal Emergency Centre and The Tradesmen Cafe, supporting both convenience and long-term desirability.

- 198 sqm* total building area.
- Includes 59 sqm* first-floor office.
- Vacant possession – occupy or lease immediately.
- Boutique development of only 20 units.
- 8 metre* internal clearance with container-height roller door.
- High-quality fixtures, fittings, and air conditioning.
- Solar power, NBN connectivity & 3-phase power.
- 2 allocated car spaces.
- 800 metres* to Nepean Highway.
- Designed by Armsby Architects. Built by C3 Constructions. Funded by Monark.

POINT OF VIEW:

Unit 4 delivers immediate usability within one of Bayside’s most refined industrial developments. With vacant possession and a versatile layout, this is a rare chance to secure a high-calibre space ready to adapt to your business or investment strategy - proving that premium design and practical function can coexist seamlessly.

*Approx.
Pricing excludes GST

Additional Info

Features

Age	Brand new
Air Conditioner	Yes - in office area
Availability	Immediate
Car Spaces	2
Car Parking Fees	N/A
Condition	Highly specified
Floors	Concrete and carpet
Height	8m*
Roller Doors	Container height & motorised
Wheel Chair Access	Yes - ground floor
Zoning	Industrial 1 Zone

Outgoings

Owners' Corporation	$3,610 p.a.*
Building Insurance	Not applicable
Council Rates	$3,000 p.a.*
Water Rates	$1,000 p.a.*
Land Tax	TBA
Essential Safety Measures	TBA
A/C Maintenance	Not applicable
Other Charges	Not applicable



TIM COONEY

DIRECTOR - SOUTHERN REGION

M: 0468 860 737
T: (03) 9623 2582
E: tim.cooney@cva.melbourne