

# THE WIRRA Business Centre

New Office Warehouses Now Leasing - Port Melbourne

Units available 240m<sup>2</sup> to 345m<sup>2</sup>



52 Wirraway Drive Port Melbourne

---

# THE WIRRA Business Centre

---

The Wirra Business Centre in Port Melbourne is the ultimate city fringe business address for the small to medium sized business.

Choose from 10 individual office warehouses at 52 Wirraway Drive, ranging in size from 240m<sup>2</sup> warehouses to 345m<sup>2</sup> warehouses with mezzanine level office.

All units include on-site car spaces, along with Glass façade & container height roller door, kitchenette & toilet facilities.

The contemporary design combines glass and concrete paneled facades with vertical masonry elements to create an impressive address and a highly functional and enjoyable place for your business and staff.



---

# Project Summary

---



## THE Wirra Business Centre

- Architecturally designed Estate
- Quality office space
- Each unit includes on-site car spaces
- Container height roller doors
- Kitchenette & amenities in each unit
- Contemporarily designed façade
- Landscaped surrounds to car parking areas
- Choose from a range of unit sizes to meet specific requirements
- Optional additional mezzanine office space





---

# Location

---

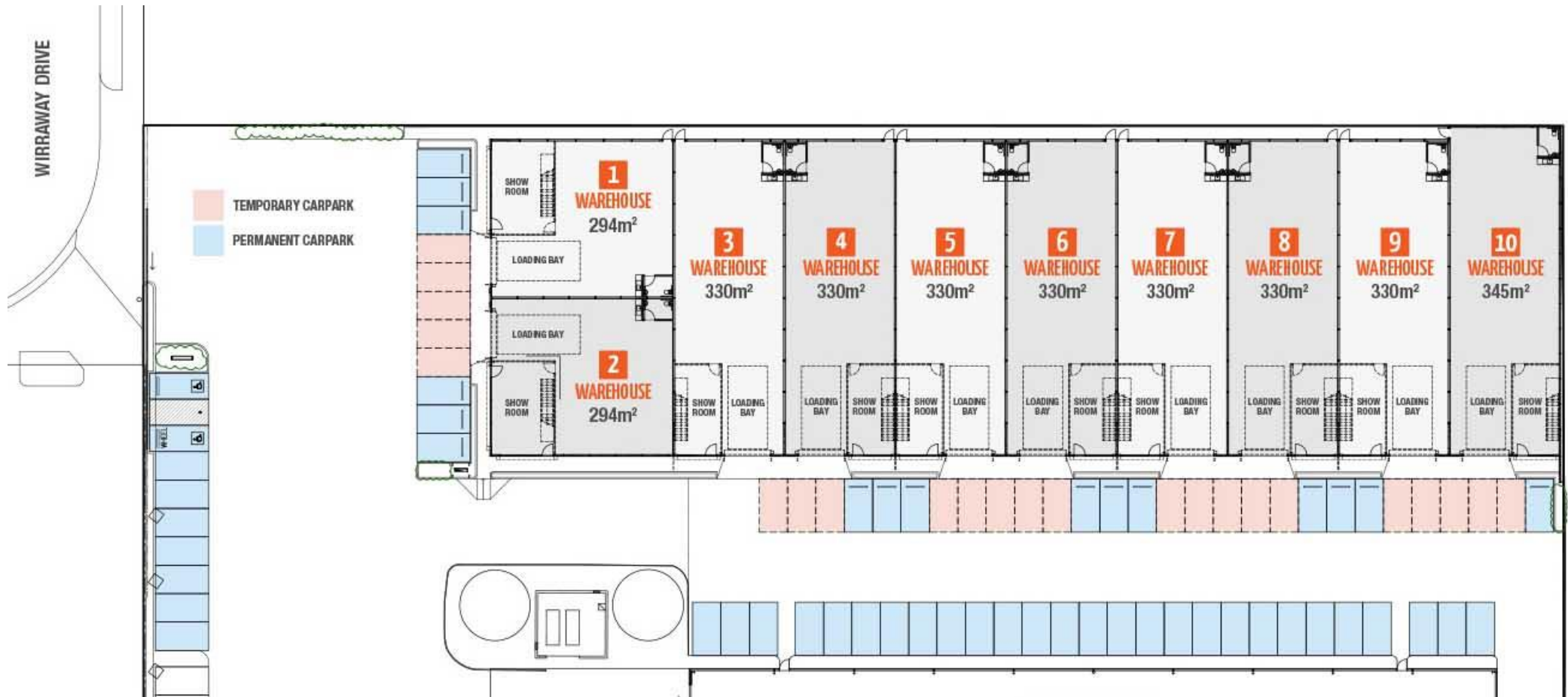


## 52 Wirraway Drive Port Melbourne

- Port Melbourne has become the most sought after city fringe industrial address offering unrivalled convenience to the sea ports, airports, major freeways, and Melbourne CBD.
- Less than 1km to Sea Port, within 5km of CBD and 20mins to Melbourne Airport via CityLink.
- Easy access to Westgate Freeway & Citylink.
- A large selection of cafes and specialty shops are only moments away in Bay Street, Port Melbourne.
- Close to public transport services.



# Floor Plans



Not to Scale

---

# Contact

---



For more information or to arrange an inspection please complete the contact form on the website and we'll get in touch

[thewirra.com.au/contact](http://thewirra.com.au/contact)

## Disclaimer

This document has been prepared to assist potential purchasers in deciding whether to purchase in the proposed development. The information contained herein has been prepared in good faith, however we do not warrant the accuracy of any of the information provided. The information provided herein does not in any way constitute all, or any part of an offer, or contract of sale for any property referred to herein. All plans, dimensions, figures, illustrations, financial details, photography and all other material are representative only. All information contained herein in this document is subject to change and is confidential and remains the property of the vendor. This document is not for general distribution without the written consent of the vendor.