



### 8A Wellsford Drive East Bendigo VIC

- Approx 650m<sup>2</sup> Factory (Plus Mezzanine) Situated in the heart of East Bendigo Industrial Precinct
- Approx 578m<sup>2</sup> of Factory Floor Space, 41m<sup>2</sup> of Reception/Office, 14m<sup>2</sup> Tea Room, 60m<sup>2</sup> Mezzanine Storage Plus Toilet/Shower Amenities.
- Generous Amount of Concrete and Crushed Rock Hard Stand at Front of Building and Crushed Rock Yard at the Rear.
- Reception/Office and Tea Room Areas are Air-Conditioned. Reception Includes Large Counter.
- Factory includes 2 x 5m Electric Roller Doors Front and Back to Allow Drive Through Access.
- 3 Vehicle Car Port at Front of Building and Good Sized Lean-to Attached to Back of the Building.
- Fully Security Fenced Yard Spaces with Gates to Access Front and Back Yard Spaces.

**Building Size** : 650 sqm  
**View** : <https://www.dck.com.au/lease/vic/greater-bendigo-region/east-bendigo/commercial/industrial/5766629>