



## 6/20 Everist Road OCEAN GROVE VIC

Positioned in the developing and sought after Ocean Grove industrial estate, the design and layout of the property lends itself to a number of uses. The Ocean Grove industrial estate has had a transformation in the past few years with the inclusion of a brewery, yoga studio, salt therapy and floatation centre, coffee shop, and others. What was once reserved for trades and manufacturing of goods, has changed into a thriving centre for the arts, hospitality and many more.

### The Facts:

- Near new factory with ample parking space
- Floor space of 162sqm with 80sqm mezzanine and 32sqm office
- Outstanding office with RC AC, sink, desks and carpet
- Expansive mezzanine providing additional storage and floor space
- 5m roller door providing outstanding entry clearance and access
- Disabled toilet and kitchenette facilities

All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be

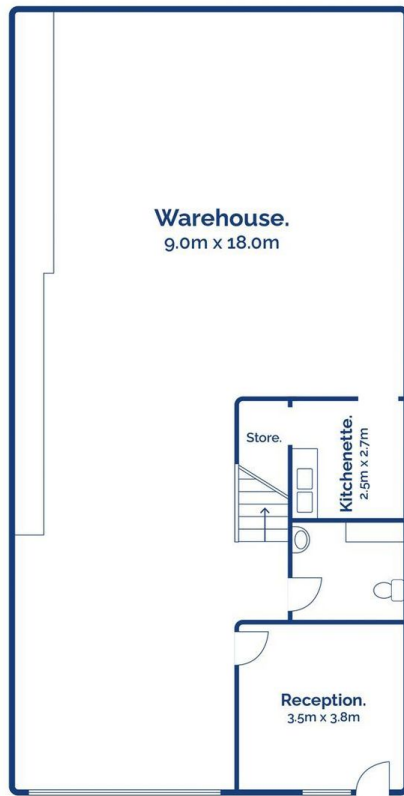
**Building Size** : 162 sqm  
**View** : <https://www.bellarineproperty.com.au/7724761>



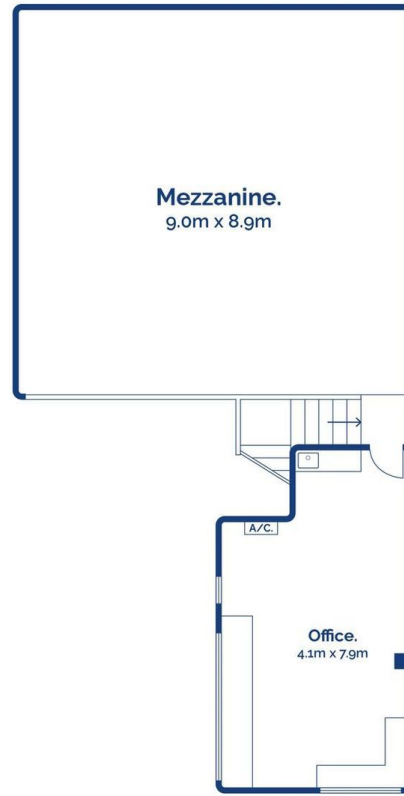
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Ground Level.



First Level

6/20 Everist Road, Ocean Grove

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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.