


## Rare opportunity to lease the perfect office, laboratory and manufacturing suite

Ideally located in the heart of Melbourne's southeast, within the Small Technologies Cluster (STC) at Caribbean Business Park on Ferntree Gully Road, Scoresby.

Total area close to 1300m<sup>2</sup>

- 350m<sup>2</sup> of office space
- 450m<sup>2</sup> of laboratory space
- 470m<sup>2</sup> of industrial, manufacturing and highbay storage space

This facility offers a diverse range of locations that can be easily adapted to suit small scale industrial research or manufacturing purposes.

**You  To take a video tour of the space, click here**

For more information please contact  
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## Facility features:

- High grade office space with separate offices, workstations and staff lunchroom
- Grade C GMP space for industrial or research purposes, upgradable to Grade B if required
- Two separate Wet Chemistry/QC/QA laboratories with ample bench and fume hood space
- Possible to convert laboratory space to PC2
- 4m ceilings in highbay clean space for manufacture or research and development, fully air-conditioned
- Reticulated services
- Large Liquid Nitrogen Tank available if required, reticulated throughout the facility
- Substantial storage areas for standard and hazardous goods

STC provides a dynamic environment for business, clustering like-minded technology companies. Take advantage of the industry events and the possibilities to share expertise and resources with other member companies.



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Site features

- Ample parking on-site
- Minutes away from Eastlink and the Monash freeway
- 30 minutes from the CBD, 50 minutes from the Airport

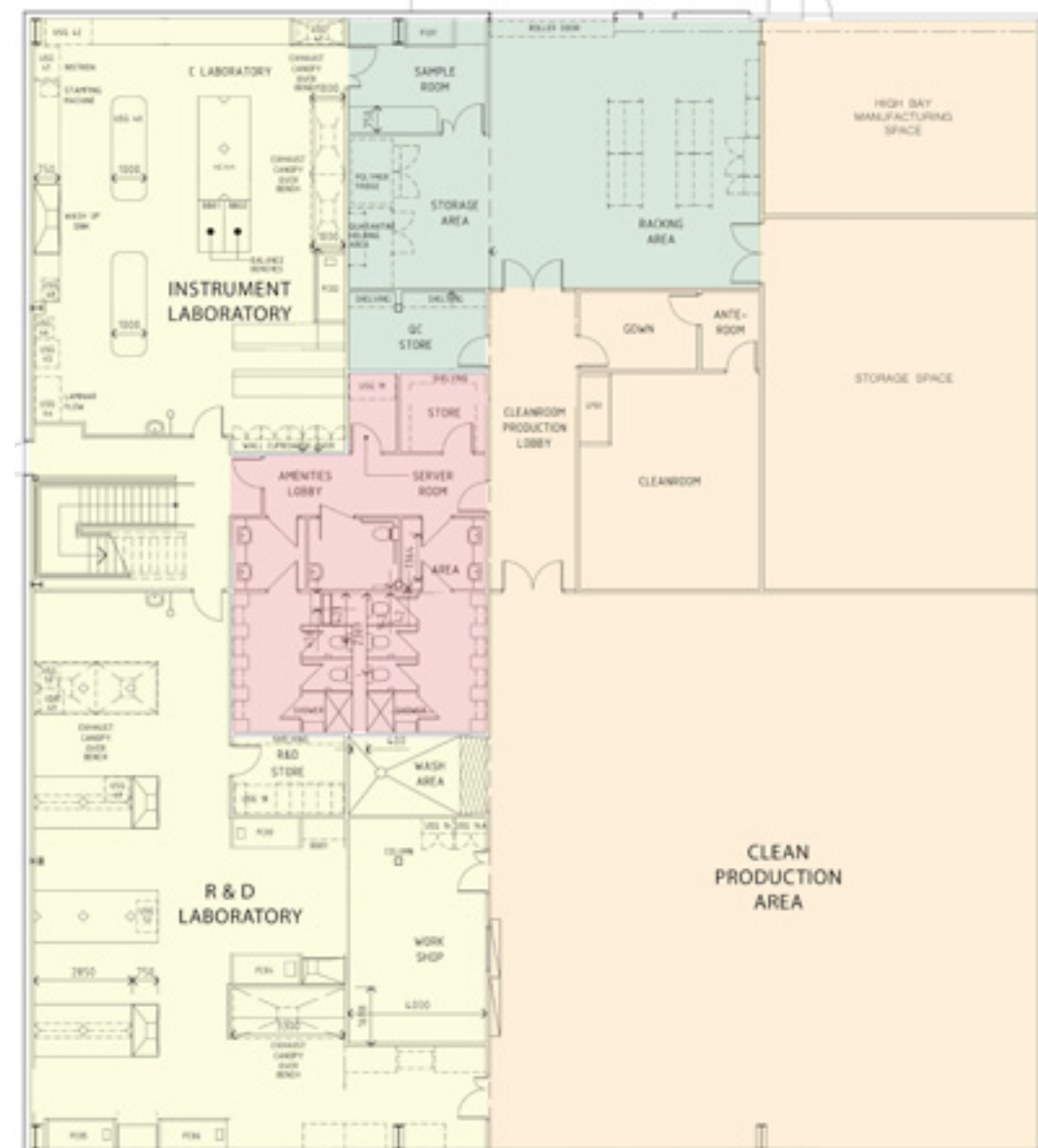
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FIRST FLOOR



GROUND FLOOR