



MODERN OFFICE/WAREHOUSE/SHOWROOM

Investment opportunity

This office/warehouse/showroom is situated on Wellington Road, offering excellent exposure to passing traffic and easy access to Eastlink and Monash Freeway, as both are only seconds away. The property consists of a two level showroom/office, and an adjoining clear span warehouse, complete with ample on-site parking.

Building Area	674m ²
Car Spaces	12
Lease Term	5 years
Further Term	1 x 3 years
Passing Rental	\$82,554 pa
Reviews	Increased annually by CPI
Lease Commencement	1 April 2006
Sale Price	\$1,100,000