

268 Wolseley Place THOMASTOWN, VIC

## INDUSTRIAL INVESTMENT - QUALITY AND LOCATION

- As new high clearance office/warehouse in highly sought after industrial pocket off Edgars Rd with easy Ring Rd access.
- Features 5 metre high by 5metre wide electric roller shutter door access, 6.5 metre minimum internal warehouse clearance, cyclone fenced car park, reception and first floor office areas with carpets, heating/cooling, alarm system, 3 phase power, male and female toilets and shower.
- Returning \$35,247.84 per annum net with annual increases.
- 4 year lease from 1.11.2009 with a further option of 3 years.

Reception area: 40sqm

First floor office area: 40sqm

Warehouse area 490sqm

Total building area: 570sqm

Contact John Kalpakis 0412 500 250

Price: SOLD

LOVE & CO

**Love Commercial**

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