



PRICED TO SELL! AMAZING OPPORTUNITY FOR OWNER-OCCUPIERS & INVESTORS

Description

- TWO QUALITY OFFICES ON ONE TITLE
- LOCATED IN RARE UNIPARK BUSINESS ESTATE
- TWO ONSITE CAFES & CONFERENCE CENTRE

Total Building Area: 663.7 sqm

Suite 56: 340.4 sqm*

Suite 56A: 323.3 sqm*

Fully Leased Net Income: \$196,993 pa

*Suite 56A: Offered with vacant possession suitable for owner occupation

*Suite 56: Offered with 6 year lease commencing August 2015

Current rent: \$116,985 pa* (Gross)

Options: 1 x 6 years

Reviews: 4% per annum

* 26 on-site car spaces on title

* UniPark Business Estate is home to many 'A' grade tenants including; Canon, Adecco, CSIRO Publishing

* Close to Monash Uni and Brandon Park Shopping Centre

* Well serviced by main arterial roadways

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

*approx

Unit: Suite 56 & 56A

Area m²: 663.70

Asking Price: Contact Agent

Parking: 26 on-site car spaces on title

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