



**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 m<sup>2</sup>:** 663.70

**Asking Price:** Contact Agent

**Parking:** 26 on-site car spaces on title

**Contact:** **Joseph Walton**  
0417 309 347  
joewalton@allardshelton.com.au

**Michael Ryan**  
0433 180 199  
michaelryan@allardshelton.com.au

**Patrick Kerr**  
0451 142 791  
patrickkerr@allardshelton.com.au