



## 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

Gorman Allard Shelton are pleased to offer for sale Suite 56 and Suite 56A at 195 Wellington Road, Clayton.

\*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

|                            |   |
|----------------------------|---|
| <b>Unit:</b>               | Suite 56 & 56A  |
| <b>Area m<sup>2</sup>:</b> | 663.70  |
| <b>Asking Price:</b>       | Contact Agent   |
| <b>Parking:</b>            | 26 on-site car spaces on title  |
| <b>Contact:</b>            | <b>Joseph Walton</b><br>0417 309 347<br>joewalton@allardshelton.com.au  |
|                            | <b>Michael Ryan</b><br>0433 180 199<br>michaelryan@allardshelton.com.au |
|                            | <b>Patrick Kerr</b><br>0451 142 791<br>patrickkerr@allardshelton.com.au |