



## SUBSTANTIAL OFFICE/WAREHOUSE

### Description

- LEASED TO CALTEX AUSTRALIA
- MODERN OFFICE WAREHOUSE
- SUIT INVESTOR/OWNER OCCUPIER

\* Land Area: 1551 sqm\*

\* Building Area: 970 sqm\* consisting of 370 sqm\* office and 600 sqm\* high clearance Warehouse

\* Leased to CALTEX with a current rental of \$101,495 + GST + outgoings

\* Modern well-appointed building with dual high clearance roller door and clear span warehouse

\* 15 on-site car parks

\* Superbly positioned in premium business park

\* Superb investment or ideal for owner occupiers

\*approx

Expression of Interest closing Thursday 6 December @ 2pm

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

**Area m<sup>2</sup>:** 1,551.00

**Land Area m<sup>2</sup>:** 1,552.00

**Asking Price:** Contact Agent

**Parking:** 15 car spaces on-site

**Sale Method:** For Sale

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