

# For Lease

AREA m<sup>2</sup>: 812 RENT PA: \$120,000

LAWSON  
REAL ESTATE



## 10 DUERDIN STREET, CLAYTON 3168

*Corporate Office / Warehouse minutes to M1*

### DESCRIPTION:

Located in a quality business park off Blackburn Road  
Great office fitout, partitioned and open plan areas  
Ground floor office/ showroom : 205 sq.m  
1st floor office: 205 sq.m  
High clearance and clean warehouse  
On site cafe

- Rear warehouse access
- Close to Monash Freeway
- Car parking at front and rear

Premises:	5
Office Area m <sup>2</sup> :	410
Warehouse Area m <sup>2</sup> :	402
Total Area m <sup>2</sup> :	812
Rent:	\$120,000
Estimated Outgoings:	\$28,500
GST:	All prices are exclusive of GST
Car Spaces:	16
Council:	Monash City Council
Zoning:	
Contact:	
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