

# For Lease

AREA m<sup>2</sup>: 252 RENT PA: \$35,000

**LAWSON**  
REAL ESTATE




## 20 DUERDIN STREET, CLAYTON 3168

*RENT REDUCTION -- LETS DO A DEAL!*

### DESCRIPTION:

Office Warehouse  
Two level office  
Clean warehouse  
Ground floor office 78 sq.m plus first floor office 67 sq.m  
High clearance warehouse 107 sq.m  
5 Cars spaces on title  
Great loading access

- TERMS NEGOTIABLE

|                                 |  |
|---------------------------------|--|
| Premises:                       | 9  |
| Office Area m <sup>2</sup> :    | 145  |
| Warehouse Area m <sup>2</sup> : | 107  |
| Total Area m <sup>2</sup> :     | 252  |
| Rent:                           | \$35,000   |
| Estimated Outgoings:            | \$9,100  |
| GST:                            | All prices are exclusive of GST  |
| Car Spaces:                     | 5  |
| Council:                        | Monash City Council  |
| Zoning:                         | SUZ6 Special Use Zone-Schedule 6   |
| Contact:                        | <br><b>Steven Lawson</b><br>0418 536 003<br>steven@lawsonrealestate.com.au |

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