

# For Lease

AREA m<sup>2</sup>: 692 RENT PA: \$88,000

**LAWSON**  
REAL ESTATE




## 25 HARDNER ROAD, MOUNT WAVERLEY 3149

*Corner Office / Warehouse in Excellent Location !*

### DESCRIPTION:

- + Building has been refurbished
- + A/C offices are split over two levels with each floor being 230 sq.m
- + Partitioned and open plan offices
- + Warehouse with mezzanine area
- + Metres to M1 and major arterial roads

- Exposure Plus!
- No owners corporate fees
- 15 carparks ( 7 undercover )

<b>Premises:</b>	
<b>Office Area m<sup>2</sup>:</b>	460
<b>Warehouse Area m<sup>2</sup>:</b>	232
<b>Total Area m<sup>2</sup>:</b>	692
<b>Rent:</b>	\$88,000
<b>Estimated Outgoings:</b>	\$12,650
<b>GST:</b>	All prices are exclusive of GST
<b>Car Spaces:</b>	15
<b>Council:</b>	Monash City Council
<b>Zoning:</b>	SUZ6 Special Use Zone-Schedule 6
<b>Contact:</b>	
	
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