

# For Lease

AREA m<sup>2</sup>: 441 RENT PA: \$50,000

LAWSON  
REAL ESTATE




## 17, 104 FERNTREE GULLY RD, OAKLEIGH 3166

*versatile and ready to go*

### DESCRIPTION:

- + 2 level office of 221 sq.m
- + Partitioned and open plan areas
- + Clean warehouse of 220 sq.m
- + Extensive estate car parking in addition to allocated parking
- + Great location

- LET'S DO A DEAL!!

Premises:	Unit 17
Office Area m <sup>2</sup> :	233
Warehouse Area m <sup>2</sup> :	208
Total Area m <sup>2</sup> :	441
Rent:	\$50,000
Estimated Outgoings:	\$15,500
GST:	All prices are exclusive of GST
Car Spaces:	5
Council:	Monash City Council
Zoning:	IN1Z Industrial 1 zone
Contact:	 <b>Steven Lawson</b> 0418 536 003 steven@lawsonrealestate.com.au

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