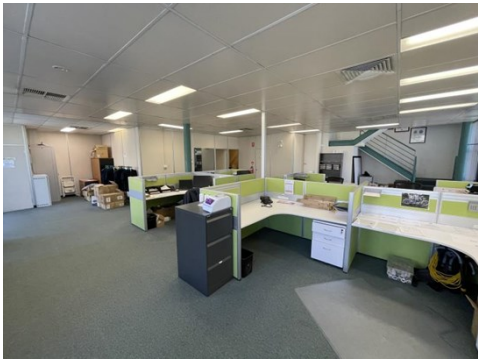


For Lease

AREA m²: 407 RENT PA: \$50,000

LAWSON
REAL ESTATE




35 GARDEN ROAD, CLAYTON 3168

Office, Showroom, Warehouse

DESCRIPTION:

- + Includes first floor office of 120 sq.m
- + ground floor office/showroom of 170 sq.m.
- + lots of natural light
- + corner position and street fronting
- + good loading access
- + located just off Wellington Rd

- CLEAN AND READY TO GO!

Premises:	Unit 11
Office Area m ² :	290
Warehouse Area m ² :	117
Total Area m ² :	407
Rent:	\$50,000
Estimated Outgoings:	\$8,500
GST:	All prices are exclusive of GST
Car Spaces:	6
Council:	Monash City Council
Zoning:	SUZ6 Special Use Zone-Schedule 6
Contact:	 Mark Spigelman 0419 324 342 mark@lawsonrealestate.com.au

www.lawsonrealestate.com.au

P 03 9562 7633 | A 1/1 Hardner Road, MOUNT WAVERLEY, VIC 3149

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