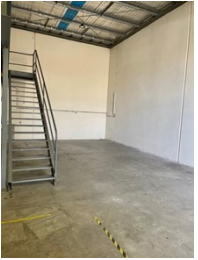


# For Lease

AREA m<sup>2</sup>: 410 RENT PA: \$49,500

**LAWSON**  
REAL ESTATE




## 2/1 NEUTRON PLACE, ROWVILLE 3178

*High tech office / warehouse*

### DESCRIPTION:

Open plan offices of 176 sq.m  
Potential Lab / Trade / Lunchroom area adjacent to the warehouse  
Four undercover car spaces are provided  
Situated approx 25 km's south east of the Melbourne CBD

- Fantastic quiet location in Rowville
- New Carpets and Freshly Painted
- No owners corporate fees

|  |   |
|--|---|
| Premises:  |   |
| Office Area m <sup>2</sup> :   | 176   |
| Warehouse Area m <sup>2</sup> :  | 234   |
| Total Area m <sup>2</sup> :  | 410   |
| Rent:  | \$49,500  |
| Estimated Outgoings:   | N/A   |
| GST:   | All prices are exclusive of GST                                       |
| Car Spaces:  | 4   |
| Council:   | Knox City   |
| Zoning:  | IN1Z Industrial 1 zone  |
| Contact:   |   |
|  | <b>Mark Spigelman</b><br>0419 324 342<br>mark@lawsonrealestate.com.au |

[www.lawsonrealestate.com.au](http://www.lawsonrealestate.com.au)

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

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