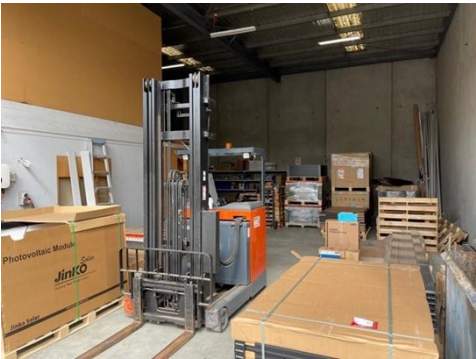
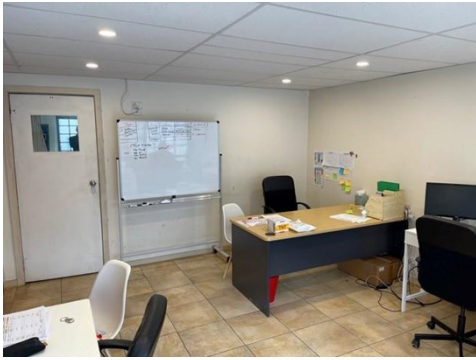


# For Lease

AREA m<sup>2</sup>: 250 RENT PA: \$25,000

**LAWSON**  
REAL ESTATE




## 35 GARDEN ROAD, CLAYTON 3168

*GREAT LOCATION*

### DESCRIPTION:

- + Good loading access
- + Office over two levels
- + Easy Access to Dandenong Rd
- + Close Proximity to Monash Freeway

Premises:	Unit 14
Office Area m <sup>2</sup> :	72
Warehouse Area m <sup>2</sup> :	178
Total Area m <sup>2</sup> :	250
Rent:	\$25,000
Estimated Outgoings:	\$5,500
GST:	All prices are exclusive of GST
Car Spaces:	3
Council:	Monash City Council
Zoning:	SUZ6 Special Use Zone-Schedule 6
Contact:	 <b>Steven Lawson</b> 0418 536 003 steven@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

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Lawson Realestate has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Lawson Realestate accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [www.lawsonrealestate.com.au](http://www.lawsonrealestate.com.au).