

268 Wolseley Place THOMASTOWN, VIC

## QUALITY AND LOCATION

- As new high clearance office/warehouse in highly sought after industrial pocket off Edgars Rd with easy Ring Rd access.
- Features 5 metre high by 5 metre wide electric roller shutter door access, 6.5 metre minimum internal warehouse clearance, cyclone fenced car park, reception and first floor office areas with carpets and heating/cooling, alarm system, 3 phase power, male and female toilets and shower.

Reception area: 40m<sup>2</sup>

First floor office area: 40m<sup>2</sup>.

Warehouse area 490m<sup>2</sup>

Total building area: 570m<sup>2</sup>

Contact John Kalpakis 0412 500 250 or Alex Shum 0402 714 541

Rental: \$690.41 per week , \$3000 per month, \$36,000 per annum.

LOVE & CO

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