



36 Bush Boulevard Mill Park, VIC

Brand New High Profile Retail Space - OWNER WILL CONSIDER ALL OFFERS

- 136 SQM (approx.) of retail space suited to a wide range of tenancies including office, retail, or medical consulting (STCA)
- Close to Bunnings and other major retailers (200m walk to Westfield Shopping Centre)
- Ideally located just 8.8 kilometres from The Metropolitan Ring Road and public transport is no problem with only 800m to the South Morang train station
- The corporate heart of South Morang Activity Centre
- 4 allocated car parks

Negotiated rent free period available.

\$27,500 per annum plus outgoings and GST (if applicable)
 \$2,291.66 per month plus outgoings and GST (if applicable)

Council Rates: \$0.00 p/q
Water Rates: \$0.00 p/q
Strata Rates: \$0.00 p/q



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Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

LOVE & CO

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