



## 7/261 Edwardes Street Reservoir, VIC

### Excellent size, Perfect position and Great layout!

This unit is situated within a boutique development of 20 architecturally designed high clearance self-contained warehouses.

Excellent exposure with good Showroom possibilities benefitting from Great natural light.

Units 5 and 6 are of same detail and are now Also available to lease.  
Unit 6 is also available For Sale

#### Key Features:

- \* Excellent exposure to BUSY EDWARDES ST
- \* Total building area: 191sqm
- \* Mezzanine floor area: 81sqm
- \* Warehouse floor area: 110sqm

**Council Rates:** \$0.00  
**Water Rates:** \$0.00  
**Strata Rates:** \$0.00

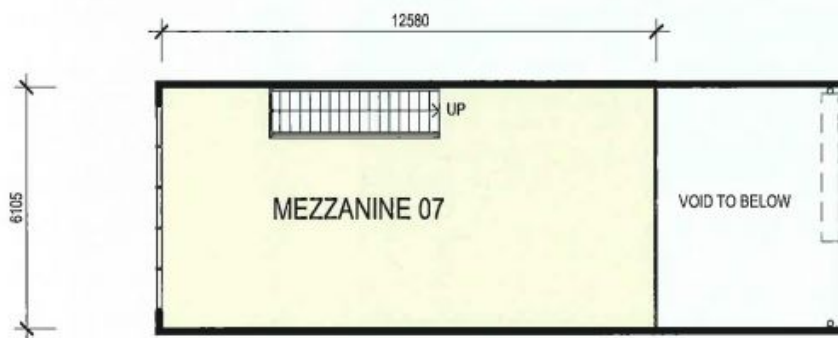


### Branko Agatanovic

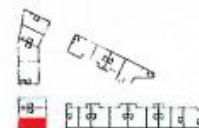
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WAREHOUSE 07 - GROUND FLOOR



WAREHOUSE 07 - MEZZANINE



KEY PLAN

PLEASE NOTE THAT THIS FLOOR PLAN IS A GUIDE ONLY AND UNPREPARED PRIOR TO COMPLETION. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT BUT NOT GUARANTEED. CHANGES MAY BE MADE DURING DEVELOPMENT AND THE FLOOR PLAN IS SUBJECT TO CHANGES WITHOUT NOTICE IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT. SALE. PURCHASERS EXPECTED TO NOT INCLUDE IN ANY SALE BUT IS INCLUDING FOR ILLUSTRATIVE PURPOSES ONLY. PEOPLE SHOULD RELY ON THEIR OWN ENGAGES.

WAREHOUSE DEVELOPMENT  
261 EDWARDES ST. RESERVOIR

WAREHOUSE 07

REVISION: P1  
DATE: 10.02.2022



LOVE & CO

7/261 Edwardes Street

Reservoir, VIC