

9/261 Edwardes Street Reservoir, VIC

## Excellent Warehouse/Perfect Location

This flexible space has been cleverly designed with efficient use of space and light, ensuring your business can optimise every square metre for productivity and functionality.

Unit 9 is situated centrally towards the front of the complex providing easy access.

Key Features include:

- \* Total building area: 178sqm
- \* Mezzanine floor area: 71sqm
- \* Warehouse floor area: 107sqm
- \* Located opposite Edwardes Lake and adjacent to the Edwardes Lake Hotel.
- \* Flexible Industrial 3 zoning to suit a broad range of businesses (STCA)
- \* CCTV system surveillance to common areas

**Council Rates:** \$0.00

**Water Rates:** \$0.00

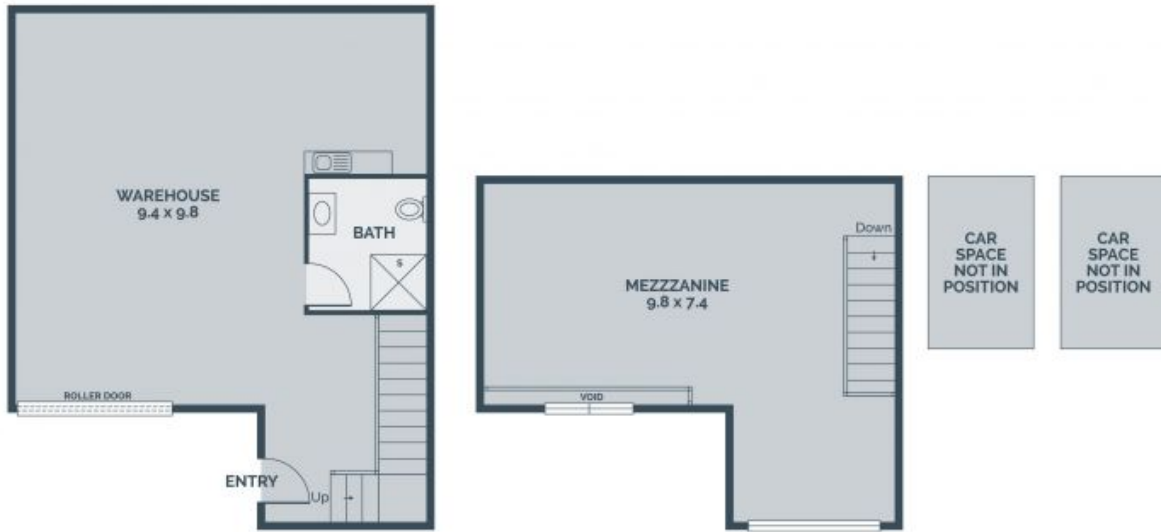
**Strata Rates:** \$0.00



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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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