

# 10-12 Gipps Court, EPPING, VIC

Industrial Property For Sale - Price:

INDUSTRY  
PROPERTY  
GROUP



Warehouse plus yard across two titles! Industry Property Group is pleased to be exclusively appointed to sell this unique property that is impossible to find in the market.

To be sold via an 'Expressions of Interest' campaign closing at 12 noon Wednesday 28th September 2022 (if not sold prior).

This property is exceptionally well located and this is your chance to "buy one or buy both titles". The property is perfectly suited for one occupier looking for an office/warehouse with hardstand/yard attached.

Due to the fact that two titles are available the vendors would consider selling each title to different occupiers providing price and terms are agreeable on both.

The contract and section 32 for both properties are available for qualified prospective purchasers.

The two properties are broken down as follows:

10 Gipps Court, Epping  
Total office area over two floors - 154sqm  
Total warehouse area - 742sqm  
Total building area equates to 896sqm  
Total land area equates to 1,380sqm  
Clear span warehouse, mezzanine floor with workshop area  
Partitioned offices with excellent natural light, boardroom and large kitchen

12 Gipps Court, Epping  
Total land area equates to 2,736sqm  
Two street frontages  
Fully fenced and gated  
Improved yard with crushed rock hardstand  
Opportunity develop now or develop later

If you'd like to inspect the property, please call Cameron or Stuart on their numbers below.

Office Size:	154.00
Warehouse Size:	742.00
Total Size:	896.00
Land Size:	4,116.00

Zoning:

Commercial

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IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.