

261 Edwardes Street, RESERVOIR, VIC

Industrial Property For Sale - Price: Contact Agent

INDUSTRY
PROPERTY
GROUP



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Arguably the best unit in the complex! Industry Property Group and Vinci Carbone are pleased to present Unit 1, 261 Edwardes Street, Reservoir. This unit is situated within a boutique development of 20 architecturally designed high clearance self-contained warehouses.

These flexible spaces have been cleverly designed by Watson Young Architects with an efficient use of space and light ensuring your business can optimise every square metre for productivity and functionality.

Unit 1's key features include:

- Maximum exposure to main road thoroughfare
- Mezzanine floor area: 98sqm
- Warehouse floor area: 151sqm
- Total building area: 249sqm
- Prominent high-profile position with maximum exposure
- Located opposite Edwardes Lake and adjacent to the Edwardes Lake Hotel and the tightly held established Reservoir Industrial Precinct
- Flexible Industrial 3 zoning to suit a broad range of businesses (STCA)
- Attractive tax depreciation benefits
- CCTV system surveillance to common areas
- Secure gated central courtyard and car park
- Timed/programmed remote security gates
- High speed data - NBN ready
- Kitchenette and amenities plus shower to all warehouses
- 4 car spaces on title
- Ideal for Investors & Owner Occupiers

For more information please call Cameron Hunter or Zach Molinaro on their respective numbers below.

Office Size:	0.00
Warehouse Size:	151.00
Total Size:	151.00

DISCLAIMER NOTICE: The information in 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.