

472 Boundary Road, DERRIMUT, VIC

Land Property For Lease - Price:

INDUSTRY
PROPERTY
GROUP



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Boutique Heritage Office & Office Warehouse Available Located at the Brand New Foxley Lodge Business Park at 472 Boundary Road.

Industry Property Group Is excited to offer both of these properties to the market For Lease, giving you the ability to lease one of both.

The Heritage Building formally known as Foxley Lodge, will be fitted out as a high end office with Kitchenette and staff amenities. It would suit a Industrial Architect, Residential Agent, a Town Planner or any office based group looking to establish a base in the Western area. It will be fitted out with oak floors, fully plastered walls and ceiling with heating and cooling. The 92m2 space will look amazing once completed. The verandah also surrounds the whole building which looks out on to the landscaped gardens.

Warehouse 6 is 309m2 in size with 246m2 in clear span warehouse, it has 63m2 of first floor office, this area has heating and cooling. For the energy conscious tenant, this property comes with a solar power and a rain water tank..

If you would like to inspect either of these properties or both, please don't hesitate to call Stuart on 0418 139 772 to arrange an inspection.•

Office Size:	92.00
Warehouse Size:	246.00
Total Size:	338.00
Land Size:	916.00
Zoning:	Commercial
Parking:	2

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.