

261 Edwardes Street, RESERVOIR, VIC

Industrial Property For Lease - Price:



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Vendor keen to lease asap Industry Property Group is pleased to present this prime corner unit within Edwardes Lake Business Park, Reservoir. This is situated in a boutique development of 20 architecturally designed high clearance self-contained warehouses.

This flexible space has 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.

Key features:

- 168 sqm in total
- 62sqm mezzanine floor which can be used as an office
- 106sqm of dedicated warehouse space
- Prominent high-profile position with maximum exposure as you enter the development
- 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
- Secure gated central courtyard and car park
- Timed/programmed remote security gates
- High speed data - NBN ready
- Kitchenette and amenities plus shower
- 2 car parking spaces allocated to Unit 12 plus visitor parking
- 3 phase power connected to the building
- what more could you want!

To arrange an inspection, please call Cameron Hunter on 0424 122 446.

Office Size:	0.00
Warehouse Size:	106.00
Total Size:	106.00

Zoning:	Commercial
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Parking: 3

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.