

7 Chambers Road, ALTONA NORTH, VIC

Industrial Property Investment - Price: \$8,000,000

INDUSTRY
PROPERTY
GROUP



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FLEXIBLE OFFICE/WAREHOUSE INVESTMENT

7 Chambers Road Altona North is located directly adjacent to one of Melbourne's most dynamic retail and commercial developments, Millers Junction, with tenants including Bunnings, Officeworks and JB Hi-Fi. This retail centre is located at 300-330 Millers Road, being approximately 13km from the Melbourne CBD and 2.5 km from the Westgate Freeway and Western Ring Road. 7 Chambers Road is a modern office/warehouse development, comprised of 7,620 sqm of improvements and featuring quality air-conditioned and partitioned office, container access with an internal height of 8 meters.

Currently fully occupied by a long term tenant and a monthly tenant in 1,903m², this property is currently returning a rental \$685,700 per annum, plus GST & Outgoings. Importantly, the property is located in an evolving precinct which has benefited from strategic re-zoning and major retail and commercial development. This is without doubt an opportunity that presents the prospect for rental growth and capital appreciation. Contact Andrew to discuss further.

Large Building Area of 7,620m²*

Can be split into multiple areas

Comprising tenants: Sherman Oil & Qube Logistics

Fully Let Return of \$685,700 per annum, plus GST & Outgoings

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Office Size:	0.00
Warehouse Size:	7,620.00
Total Size:	7,620.00
Land Size:	10,600.00

Internal clearance: 8 metres

Zoning: Industrial 3

Availability: Immediately

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.