

# 7-9 Holmwood Road, Tottenham, VIC

Industrial Property For Lease - Price: \$250,000, per annum, plus GST & Outgoings

INDUSTRY  
PROPERTY  
GROUP



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## INNER LOCATION - BUDGET RENTAL

Located in Holmwood Road, between Somerville Road and Geelong Road, this existing, old-style office and warehouse facility offers a great opportunity for a lot of storage space on minimal rental. The property offers the following:

Office: 237m2\*  
Warehouse: 4,886m2\*  
Canopy: 305m2\*  
Multiple Roller Doors  
Large Loading Canopy  
Large parking/hardstand area  
Rear Yard area (accessed via rear roller door)

Located only moments away from Geelong Road access, the West Gate Freeway and about 15 minutes from the Ports, this property offers everything on a budget rental. Contact us to arrange an inspection.&nbsp;

Office: 300m2\*  
Warehouse: 5,130m2  
Multiple Roller Doors  
Large Loading Canopy

Office Size:	237.00
Warehouse Size:	4,886.00
Total Size:	5,123.00
Land Size:	10,039.00
Internal clearance:	4.4 - 6.2 metres
Zoning:	Industrial 1
Availability:	3 months after signing lease

**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.