

For Lease

MLV
REAL ESTATE



Unit 1, 25 Emplacement Crescent, HAMILTON HILL
\$47,500 pa (+GST)

**Quality office/warehouse facility located in the heart
of Hamilton Hill**

Office/Warehouse: 475 square metres (approx.)

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Hamilton Hill Industrial Area | \$47,500 pa

IMPROVEMENTS

Total Area – 475 sqm

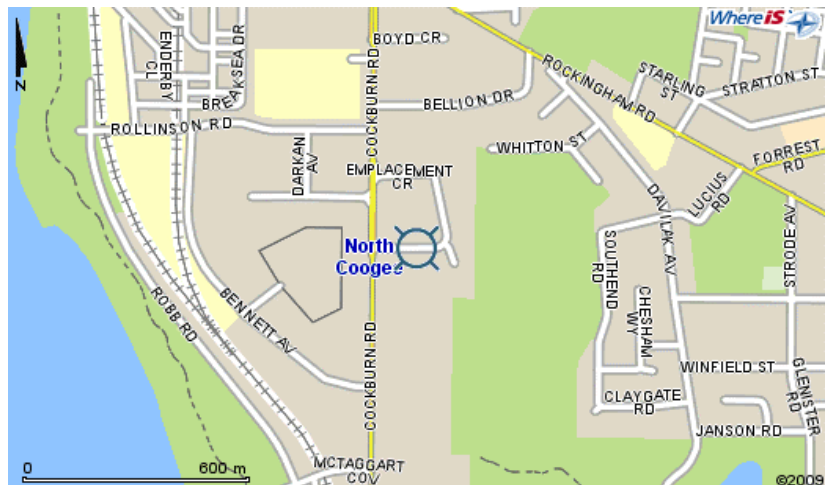
Office:

The area includes concrete floors, concrete elevations and metal roof. Entrance to the office is via a single doorway located at the front of the building. Internally the office space is split into multiple rooms all of which are air conditioned, have suspended ceilings, painted walls and carpeted floors. In addition there is also a large kitchenette and toilet facilities.

Warehouse:

The area includes concrete floors, concrete elevations and metal roof. Truss height of the warehouse is approximately 6.5 metres and direct access is via a 4.5 metre high roller door located at the front of the property. The warehouse is clear span and has a second roller door at the rear of the property. The warehouse area includes a single toilet and wash basin.

- Price: **\$47,500 pa (+GST)**
- Street Frontage
- Building Area: 475 sqm
- Excellent Access
- Zoning "Special Industry"



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