

INFORMATION MEMORANDUM



**1-7 Leicester Avenue
Glen Waverley**



Government
Parking

25.3m

542sqm
Floor Area
(approx.)

11.2m

Restaurant
Parking

Blackburn Rd



first
national
REAL ESTATE | Burwood

1-7 Leicester Avenue, Glen Waverley

Introduction

Welcome to the epitome of commercial excellence at 1-7 Leicester Ave, Glen Waverley. This double-story complex offers unparalleled convenience with both external and internal stair access, complemented by government parking spaces for effortless entry.

Inside, discover the spaciousness of a large reception area on both levels and three kitchenettes, each boasting sophisticated stone benchtops. The layout allows for three potential rental spaces or a versatile 3-zone configuration. Downstairs, revel in eight offices, meeting areas, toilets, ample storage, and dual street access, paired with the comfort of a Mitsubishi cassette heating and cooling system. The aesthetic charm of tile and wooden staircases harmonizes with the abundance of natural light flooding through surrounding windows and accentuated by bright LED downlights. Upstairs, find two distinct office wings separated by a grand lobby with toilets, each wing self-sufficient with its kitchenette, along with five spacious offices, perfect for meetings or boardrooms.

Embrace the prime location advantage, mere steps away from Pinewood Shopping Village, close proximity to The Glen, Monash and Deakin University, Chadstone Shopping Center, and a convenient 20-minute drive to Melbourne CBD. Enjoy hassle-free commuting with a bus stop at the doorstep and Syndal Station just minutes away.

Don't miss this opportunity to secure a prestigious commercial space in a highly sought-after location!

Contact us now to schedule a viewing.

Contact us

Peter Cheng
0414 379 686
Peter.cheng@fnburwood.com.au

Fio Gao
0422 882 526
fio.gao@fnburwood.com.au





**293sqm Land Size
(approx.)**



**first
national**
REAL ESTATE

Burwood

Executive Summary

Land

293 sqm*

Square metres (approx)*

Building area

542 sqm*

Square metres (approx)*

Zoning

Commercial Zone 1,
with development
potential (STCA)

Combined rental: \$136,000+GST+outgoings

Selling Method :

For Sale by Public Auction

Friday 23rd 2024 at 12:00pm

Downstairs Suite 1-5

Rental

\$80,000

per annum net

Lease term

3 years

lease with 2 further term
of 3 years

Commencement date:
29th Oct 2023

Upstairs Suite 6

Rental

\$21,000

per annum net

Lease term

3 years

lease with No further term

Commencement date:
15th December 2022

Upstairs Suite 7

Rental

\$35,000

per annum net

Lease term

3 years

lease with 3 further terms of 3 years

Commencement date:
01st December 2022

Floor plan



First Level



Ground Level

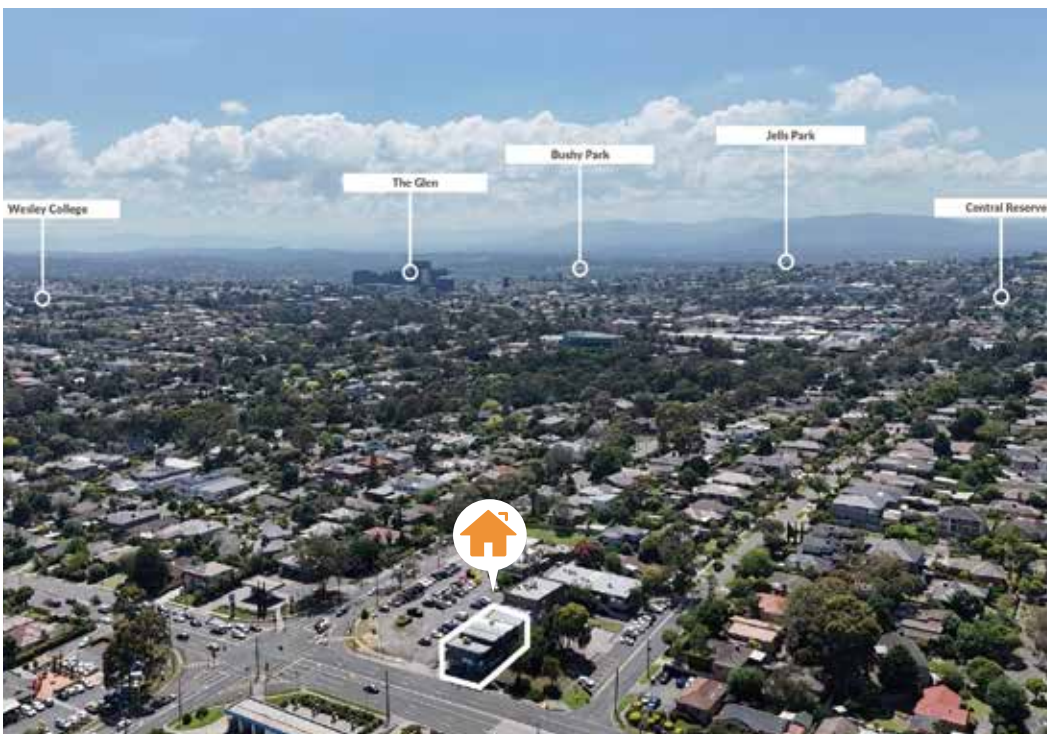
Dimensions are approximate measurements; we cannot guarantee its accuracy. No liability will be accepted for any misinformation

Location Details

The subject property is located on the corner of Blackburn Road and Leicester Avenue, Glen Waverley. The location is approximately 22 kilometres from the Melbourne CBD.

A super prime retail property ideally positioned within the thriving suburb of Glen Waverley, located near the busy intersection of Waverley and Blackburn Road opposite McDonalds, 7 Eleven and backs on to the well-known Imperial Kingdom Chinese restaurant.

Access to public transport is via a bus service operating along Blackburn Road and Waverley Road whilst the Glen Waverley and Syndal Railway Stations are located only 2.5 kilometres from the subject property.



Additional Photos



Additional Photos



First National Burwood
03 8820 8108
275 Burwood Hwy Burwood VIC 3125

Peter Cheng 0414 379 686
Peter.cheng@fnburwood.com.au

Fio Gao 0422 882 526
fio.gao@fnburwood.com.au

DISCLAIMER

The information contained in this report is published by First National Real Estate Burwood to assist potential purchasers in deciding whether or not they wish to make further enquiries with respect to the property and should not be used for any other purpose. It is not intended that any of the information contained in this report will constitute any representation or offer by the Vendor or by First National Real Estate Burwood. On contrary, prospective purchasers should obtain their own advice and make their own enquiries to satisfy themselves as to the correctness of the information. In particular, all prospective purchasers should check and independently verify all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and any related statements. Information in this report which has been provided to First National Real Estate Burwood by others is passed on to prospective purchasers without any steps having been taken to independently verify the information and accordingly First National Real Estate Burwood gives no warranty to its accuracy. This report is provided to the recipient on a confidential basis and is not to be re-supplied to any other person without the prior written consent of First National Real Estate Burwood. The content of this report and the contract documents may be varied by subsequent versions. On the day of Sale prospective purchasers should check that they are satisfied with all documentation.