

MODERN CHILD CARE CENTRE

WITH BRAND NEW LEASE TO ASX LISTED TENANT



FOR
IMMEDIATE
PRIVATE SALE










4 RUTHERFORD ROAD, TECOMA

savills

FULLY REFURBISHED CHILD CARE CENTRE

WITH NEW LONG TERM LEASE

4 RUTHERFORD ROAD, TECOMA

-  Modern fully refurbished child care centre
-  Leased to ASX listed operator - Mayfield Childcare Limited (21 centres state-wide)
-  Brand new 10+10+10 year lease from May 2019
-  Net rental of \$281,190 per annum* + outgoings & GST (as of May 2020)
-  Fixed annual 3% rental increases
-  Licensed for 78 places
-  Substantial landholding of 2,779sq m*
-  Located within an established residential neighbourhood
-  Surrounded by a variety of further education facilities including Tecoma Primary, Upwey Primary School and Upwey High School



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OUTDOOR PLAY AREA



LARGE PLAY ROOMS

MARK STAFFORD

0404 401 053 | MSTAFFORD@SAVILLS.COM.AU

JULIAN HEATHERICH

0412 995 655 | JHEATHERICH@SAVILLS.COM.AU

SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF MELBOURNE CHILD CARE CENTRES

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