



76 Newlands Road RESERVOIR, VIC

Whole Office Building Available | Partial Rental Return In Place | Occupy Full O

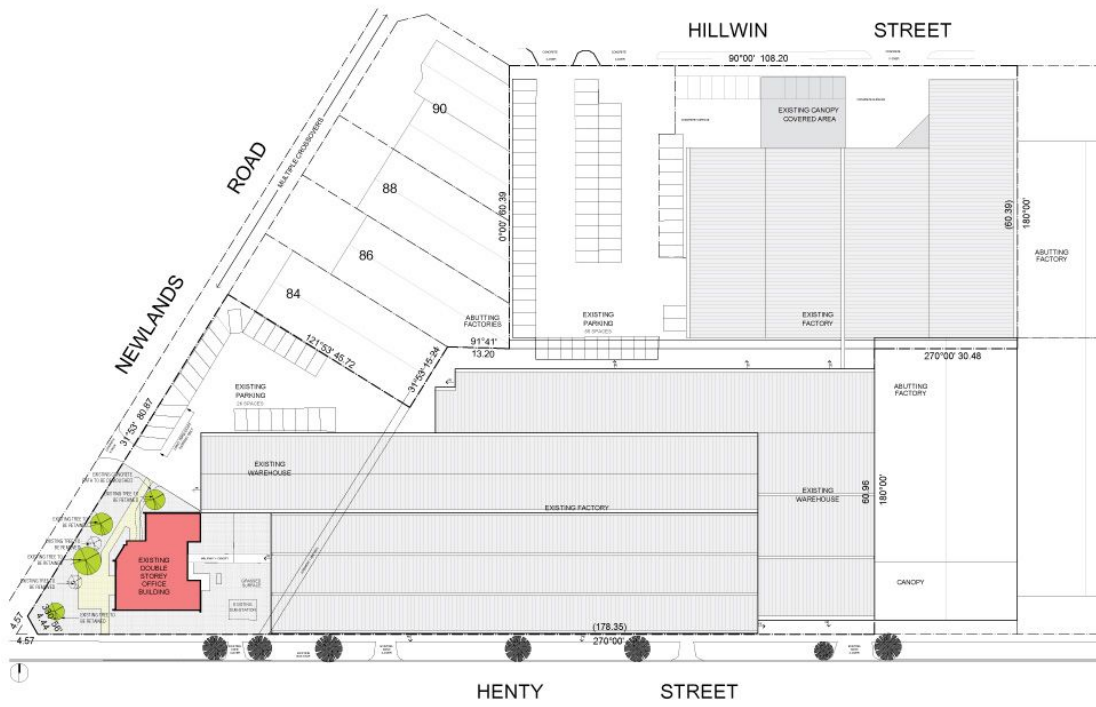
- * 670 sqm (GFA) two level office building with modern interior
- * 335 sqm on each floor, internal staircase
- * Current rental of \$72,000 per annum net (month to month from two tenants) across part of the building
- * Earn approximately \$125,000 pa fully leased. Alternatively full vacant possession is available.
- * Ideal for the owner who can occupy part and lease the balance. Alternatively, investors can re-position the asset for a high rental return
- * Corner building with 18 onsite car parks
- * Solid brick construction, functional layout, professional fitout
- * Air-conditioned throughout with each area having separate controls for added comfort
- * Plenty of natural light
- * 12 km north of the CBD, close to Ring Rd and Hume Hwy, flanked either side by Sydney Rd

\$1,500,000 / \$125,000pa

Type : Offices
Land : 1179 m2
Building Size : 670 m2
Zoning : Industrial 1

Richard Impiombato

0419688918



SITE PLAN
scale @A3:1:700



AMENDMENTS	DATE	AMENDMENT
REV		

NOTES

PROJECT
ALTERATIONS TO EXISTING OFFICE BUILDING
76 - 82 Newlands Road, Reservoir
(Frontage to Henty Street)
CLIENT
Lezak Pty Ltd

DRAWING
Planning Permit
SITE PLAN & LOCATION PLAN

PLT DATE
6/04/2010

SCALE
AS SHOWN@A3

DRAWN	ARCHITECT	CHECKED
JW	AM	AM

PROJECT NUMBER	DRAWING NUMBER	REVISION
10107	02.1.2	

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