



Carlton

FIRST TIME OFFERED HIGH PROFILE FREESTANDING INVESTMENT PROPERTY

Situated in the heart of Carlton's prime industrial precinct this solid freestanding industrial brick building includes:

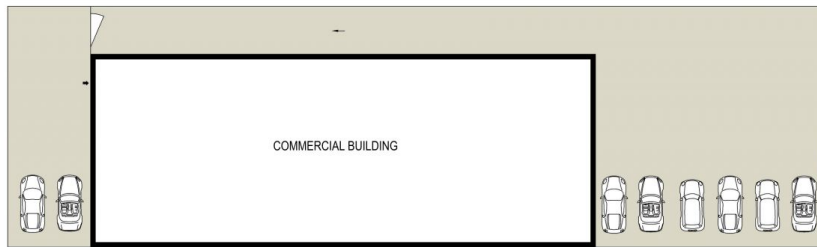
- Current 5 + 5 year lease
- Excellent long standing tenant
- Rental income of \$103 094.96 per annum GST exclusive annual rental increases plus a market review at the option
- 3 phase power
- Formal office area
- Clearspan warehouse area
- Separate amenities
- Ample on-site parking & secured yard
- Solid brick construction
- Prime highly sought location
- 'Torrens Title' Freehold land
- Convenient central location

For further information and / or to arrange an inspection

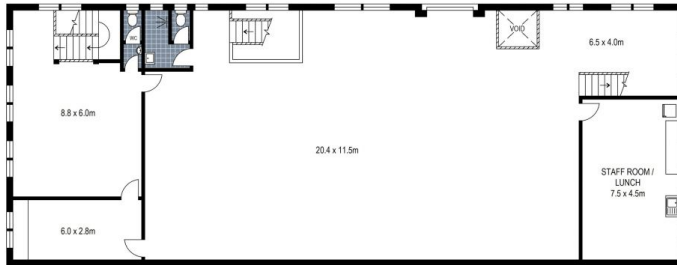
Type : Industrial
Building Size: 920 sqm
Land Size : 860 sqm
View : <https://www.brookes.net.au/sale/nsw/st-george/carlton/commercial/industrial/6821102>

David Halyard
 m: 0434 742 222
 o: 9546 8666
 e: davidh@brookes.net.au

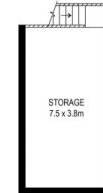
Jon Brookes
 m: 0416 069 169
 o: 9544 5555
 e: jb@brookes.net.au



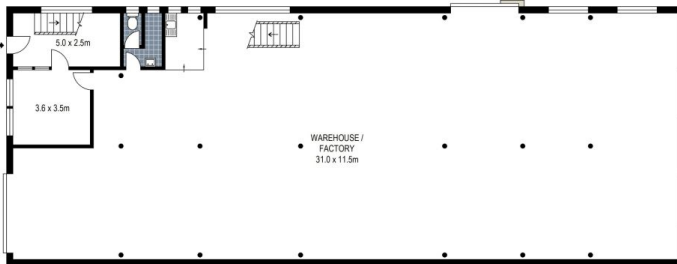
**SITE PLAN
(NOT TO SCALE)**



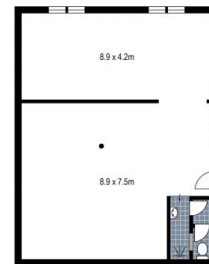
FIRST FLOOR



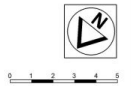
ABOVE STAFF ROOM



GROUND FLOOR



LOWER GROUND FLOOR



BROOKES PARTNERS

ADDRESS
71 Planthurst Road, Carlton

MARKETING DRAWING

SCALE 1 : 160 on A3
PAGE 1 / 1

DISCLAIMER:
Plans Shown are for presentation purposes and are not part of any legal document or title, and subject to errors, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation of the vendor or the agent. No liability will be accepted.