



7E Glanville Drive KILMORE, VIC

## Long Term Commercial Investment

Wilson Partners is proud to present 7E Glanville Drive, Kilmore.

This is a superb, long term commercial investment opportunity. Currently tenanted by an A grade renter returning approximately \$21,500 per annum + 100% of outgoings.

- ? Fixed annual increase of 3.5%
- ? Further terms in place

Located in a well-established industrial estate behind Woolworths, Coles, Aldi and much more. Be surrounded by likeminded and complimentary businesses.

This modern commercial space is a solid construction with concrete panels, a large factory plus a second level mezzanine floor for the perfect office space.

- ? A 4m x 5m roller door caters for a multitude of businesses.
- ? Building area of approximately 170m<sup>2</sup>.
- ? One car space allocated in the common area
- ? Owners Corporation attached

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers/lessees are advised to carry out their own investigations.

**Georgina Smith**

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