

Raine&Horne.[®] Commercial

MORLEY
2/8 Boag Place

128 sqm

LEASED INDUSTRIAL UNIT

For Sale: Offers To Purchase

WAREHOUSE PLUS ADDITIONAL LAND

- Leased Investment opportunity
- 293sqm Total Strata Area
- Warehouse: 128sqm
- Yard / Land: 165sqm
- Central Morley location
- Potential to further develop / expand the warehouse in future *Subject to approval from strata/local council
- Dual roller door access

Property ID	L23344785
Property Type	Industrial/Warehouse
Building / Floor Area	128
Land Area	293.0 sqm

AGENT

Matthew Edwards

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- Small complex

Lease Terms

Tenant: Westref Pty Ltd

<https://westref.com.au/>

Term: 4 years

Expiration: 30th June 2027 (circa 2 years remain)

Options: 2x 2 years

Rent: \$28,121.60 p.a. plus GST (as of 1st July)

Reviews: Annually – 4% fixed increase. Market at option

Security: \$10,000

Offers to Purchase

(Price Guide: low \$500's)

For more information or to arrange a viewing please contact the Sales Agents