



259 Middleborough Road, Box Hill VIC 3128

## Long lease underpinned by Australian Icon Bunnings

New building on substantial site

• Large site of 3.268 hectares approximately

• Zoning Industrial 1 with a Town Planning permit for restricted retail

• New Bunnings Showroom. Total area 14,406 sqm approximately

• Substantial on-grade car parking for 395 cars

• Substantial depreciation and building allowances

Showrooms/bulky Goods

FOR SALE

14406sqm

High Profile Location

• High profile location on the corner of Middleborough Road and Clarice Road in Box Hill approximately 16km east of the Melbourne CBD

• Strong demographics supported by large residential population in surrounding suburbs

• 12 year lease to Bu