

**23 Catherine Cres**

**Lavington NSW**

# **INDUSTRIAL PRECINCT –**

- **FOR LEASE**
- **PREMIUM QUALITY**
- **AVAILABLE 2021**



**ROBERT STEVENS**  
COMMERCIAL REAL ESTATE



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## Property Information

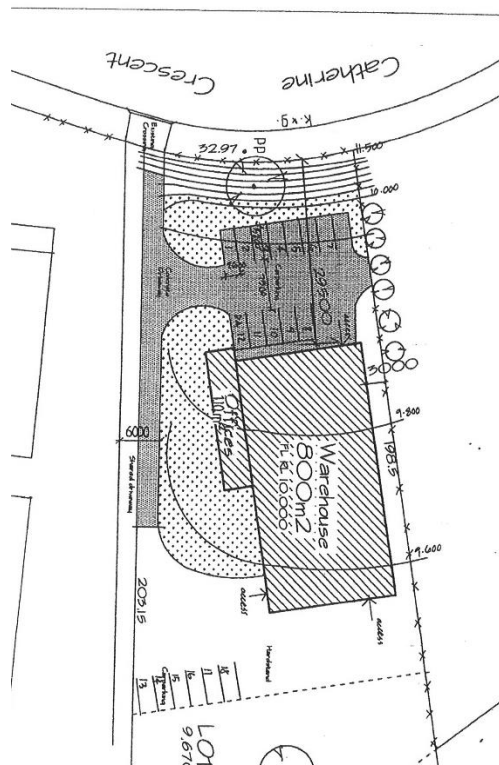
23 Catherine Crescent Lavington is a developed property used for specialist warehousing together with hard-stand storage.

## Site Particulars

Land is irregular in shape being approximately 4081m<sup>2</sup>.

Town planning zone is for business - light industrial use under the LEP 2010.

Continuing use rights will apply for the retailing aspect of the business.



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## Development

Constructed on the property is a portal frame factory warehouse of 800 m<sup>2</sup> fronted by a brick office and reception of approximately 110 m<sup>2</sup>.

Front facade of the building is precast concrete panels.

The property consists of bitumen hardstand at the rear, 800 m<sup>2</sup> warehouse plus 110 m<sup>2</sup> of first-class office accommodation. The warehouse has been insulated and lined on the inside by corrugated metal to a height of approximately 4 metres.

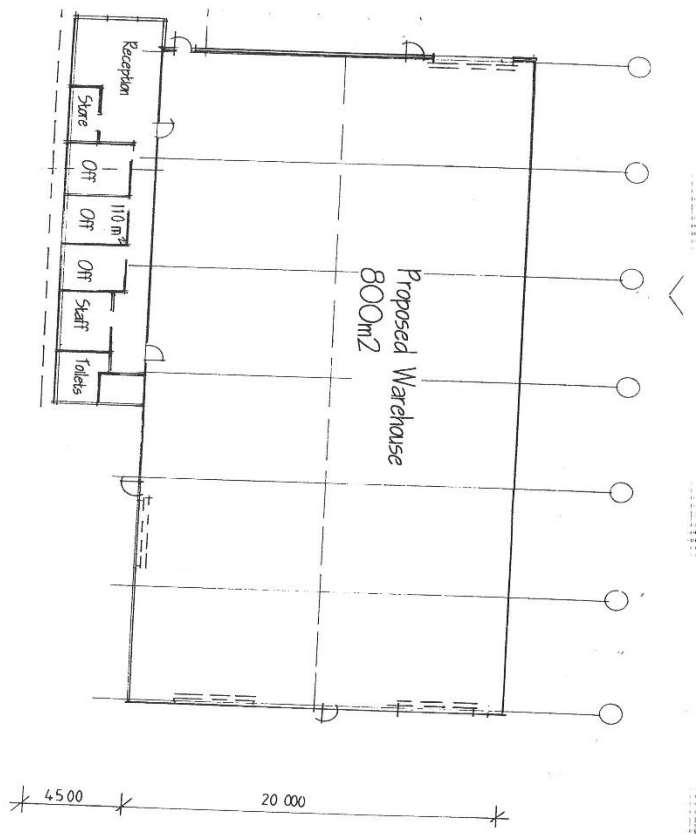
Spring height is 6.5 metres and suitable for container loading both internally and externally.

## Location

23 Catherine Crescent Lavington is located in the Dallinger Estate industrial precinct.

This precinct is an established area with a diverse assortment of business in the area including Toyota Materials Handling, Beaurepair's Bidvest and Landmark.

## Map





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## Utility Services

Water	Available on site.
Sewer	Available on site.
Electricity	Available on site.
Gas	Available to the site.
Telephone	Available on site.

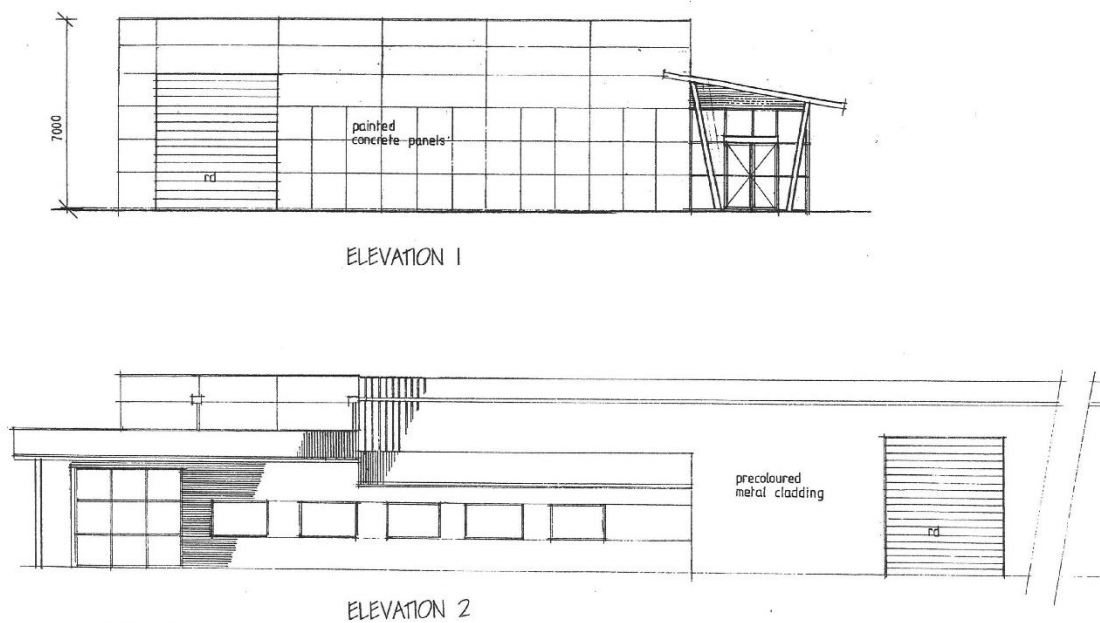


## Lease

23 Catherine Crescent Lavington is available from January 2021. A long-term lease is available.

**Rental is \$75,000.00 per annum exclusive of outgoings and GST. A Heads of Agreement to Lease will be prepared outlining the commercial terms and condition upon request.**

**A security fence is provided to the hardstand area of the property.**



### **Conclusion**

**23 Catherine Crescent represents a modern premium property within a popular light industrial precinct of Albury Wodonga.**



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## Disclaimer –

This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

All measurements have been supplied by Property Owner or sourced from publicly available information.