

PRIVATE AND CONFIDENTIAL

## Robert Stevens COMMERCIAL

**REAL ESTATE**

Thurgoona Plaza, 10 Shuter Avenue

THURGOONA NSW 2640

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*Vic Licence – 065770L, NSW Licence – 1075896, Auctioneer*



Property Report  
Unit 2 -6 Premier Close, Wodonga Vic 3690  
**FOR LEASE**

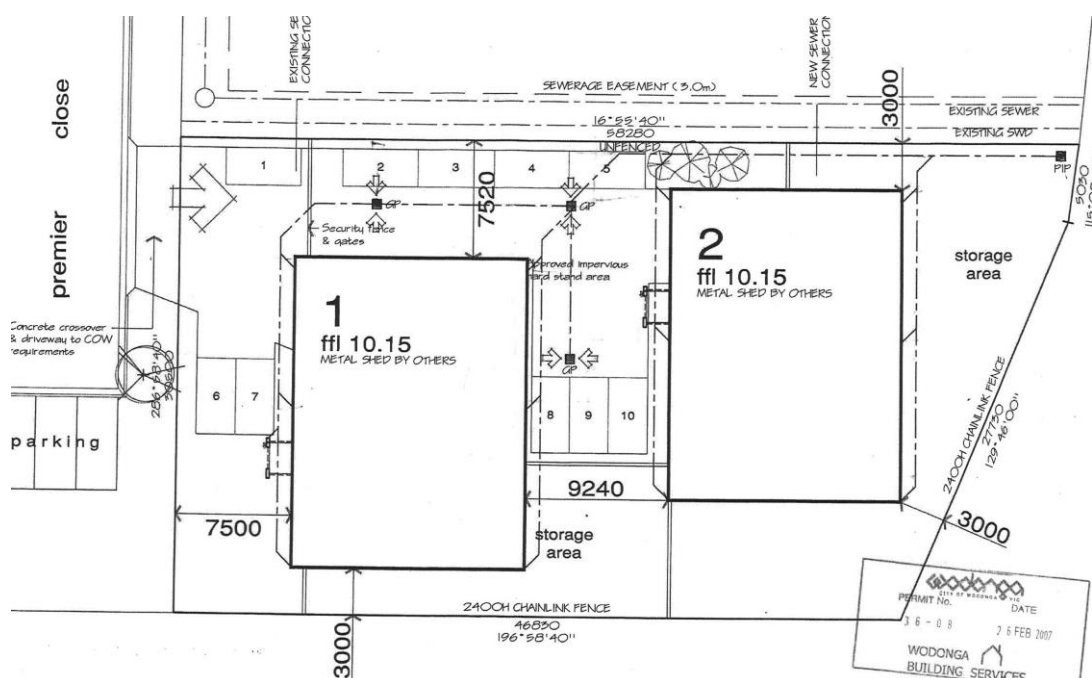
### Property Information

Unit 2 - 6 Premier Close Wodonga is a property developed in circa 2010 very suitable for smaller scale industrial use with all facilities.

The property is available with vacant possession and ideal for the small manufacture or workshop / storage facility.

## Title Particulars

Land is irregular in shape. The site has a frontage of approximately 30 metres and a depth of approximately 58 metres.



Situated on the property are two identical colour bond steel buildings with concrete floors. An open gravel hardstand is at both the front and rear of the building.

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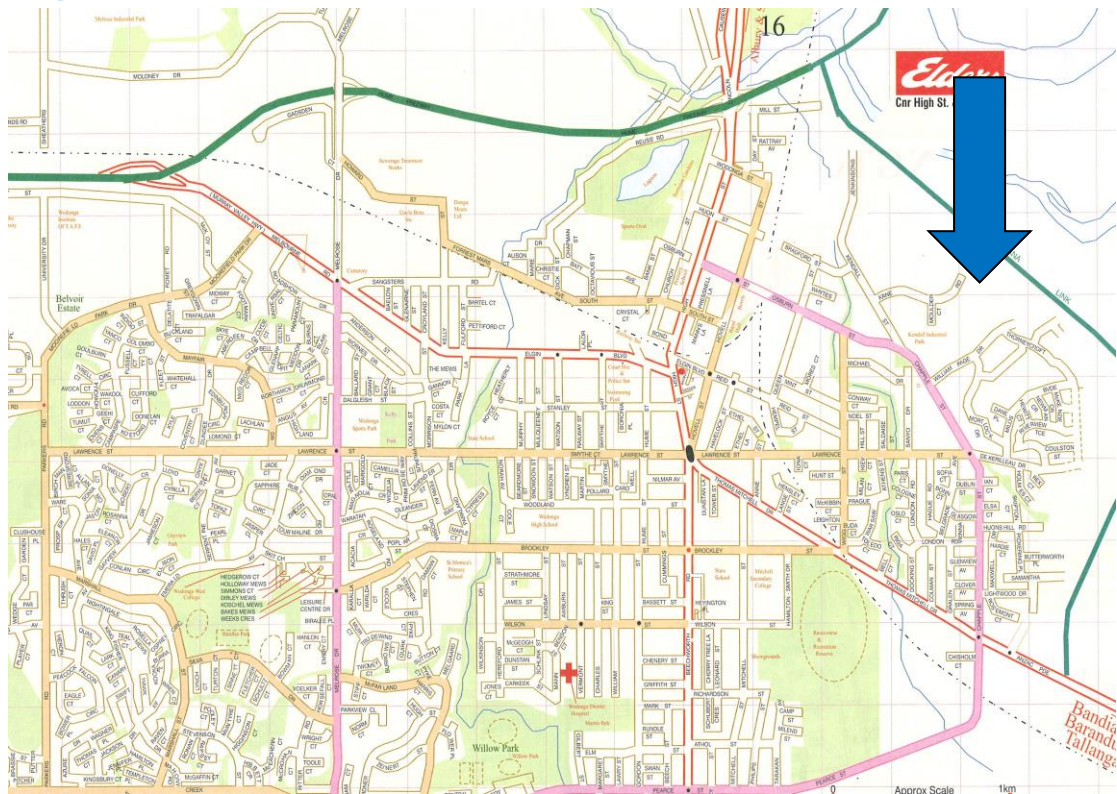


Interior showing office and amenities Unit 2

## Location

Unit 2 - 6 Premier Close Wodonga is in the local industrial business precinct. This precinct has been developed to accommodate both several small industrial businesses together with larger distribution facilities and Council Waste Management Depot.

## Map:



## Utility Services

Water	Available on site.
Electricity	Available on site.
Telephone	Available on site.

## Market Appraisal

Property information for the precinct indicates that the area is generally well held with only a small number of properties entering the market or changing registered proprietors.

Based on this and Robert Stevens Commercial property information in a **willing but not anxious market 6 Premier Close Wodonga would be in the market range of \$18,000.00 to \$20,000.00 rent per annum plus a proportionate share of outgoings and GST.**

## Robert Stevens Commercial

Robert Stevens Commercial Real Estate is represented in Albury – Wodonga, having developed a professional network and systems in real estate marketing throughout the Region.

## Conclusion

6 Premier Close Wodonga represents a unique opportunity for leasing in a prominent industrial precinct that is immediately available.



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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 publically available information.



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