



# CRABTREES

REAL ESTATE



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As new new high quality offices warehouses securely leased to Creative Technologies Australia Holdings Pty Ltd.

\* The tenant leases 4 adjoining buildings which they have converted to offices, warehouse and workshop for their business

\* The initial lease is for 3 years and 3 months commencing 8th March 2007

\* Current rental of \$34,089 pa net with an increase to \$35,179.80 on 8th March 2009

\* Annual rental increases in line with CPI or 4%, whichever the lessor

\* Modern building in great estate with excellent access to EASTLINK.

Contact Gavin Dumas 0411 878 423 or Luke Pitcher 0417 055 578 for more details.

**Price** : \$440,000  
**Building Size** : 282 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/knoxfield/commercial/industrial/5860920>



**Gavin Dumas**  
**(03) 95678888**

<https://www.crabtrees.com.au>

Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.