



11/8 Enterprise Drive Rowville VIC

3

Superbly located on the high side of Enterprise Drive, this brilliant office warehouse with street exposure presents in as new condition loaded with natural light.

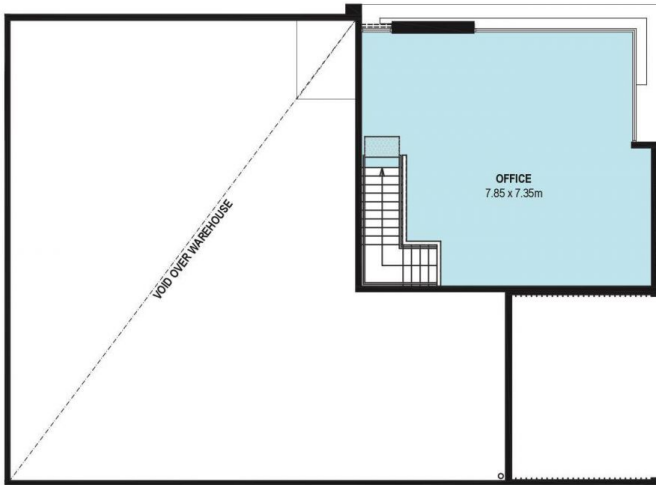
Features:

- + 277sqm total building area
- + Exceptional air-conditioned and carpeted office and show room space totalling 116sqm over two levels
- + High clearance warehouse of 161sqm with high bay lighting and motorised roller door access
- + Modern amenities with kitchenette facility
- + 3 onsite car spaces and well maintained landscaped

Price : \$41,550 + GST pa
Building Size : 277 sqm
View : <https://www.crabtrees.com.au/lease/vic/east/rowville/commercial/industrial/5863748>

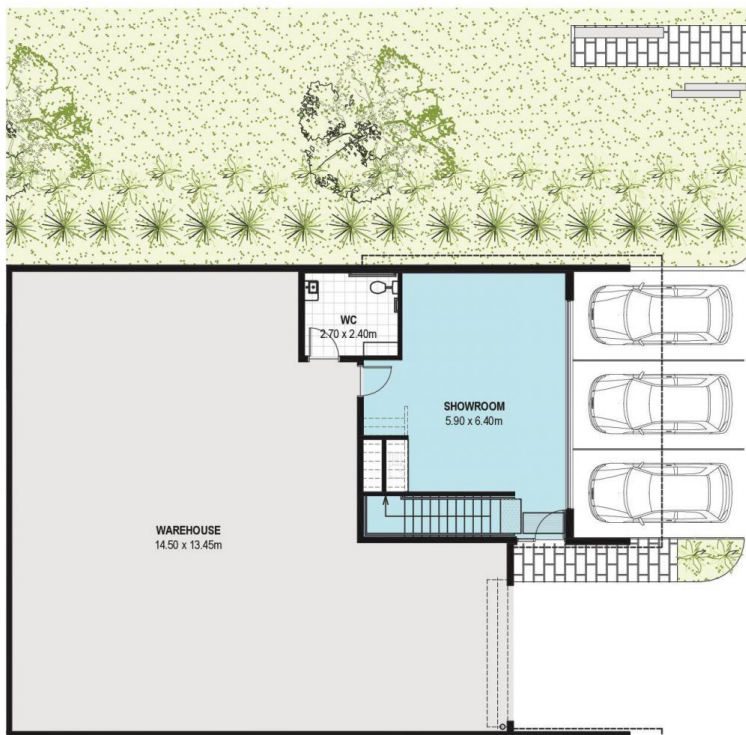


Gavin Dumas
(03) 95678888



FIRST FLOOR PLAN

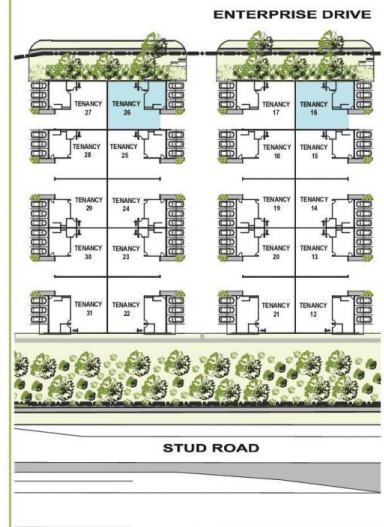
GROSS INTERNAL AREAS	
<i>area calculated from internal wall line</i>	
SHOWROOM	55m ²
WAREHOUSE	161m ²
OFFICE ex. stair void	61m ²
TOTAL	277m²



GROUND FLOOR PLAN

0 1 2 3 5
SCALE [M]

TENANCY LOCATION



Floor plans and images are for illustration purposes. All due care has been taken in compiling these plans to simplify the information, but please refer to plans attached to building contracts for final plans. All dimensions are correct as at 4/11/15 before going to print. Minor changes may be necessary for construction and planning approval. Please refer back to the contracts for full details.