



38-40 Sheehan Rd, Heidelberg West

NEW 12-YEAR NET LEASE TO LONG STANDING TENANT

NSL Property Group and StoneBridge Property Group are pleased to present for sale 38-40 Sheehan Road, Heidelberg West via public Expressions of Interest (EOI) closing Thursday 22nd April 2021 at 2pm AEDT.

- Highly attractive 12 year net lease, with all outgoings including land tax paid by the tenant.
 - 100% leased to 'Simply Delish', an Australian market leader and award-winning food manufacturer who supply to Coles, Woolworths, Aldi + more.
 - High profile 3,753sqm* office and warehouse building situated on a sprawling 4,850sqm* landholding, including 19 exclusive and 24 shared car parks*.
 - Located within the tightly held Heidelberg West industrial pocket, only 15km* from the Melbourne CBD.
 - Net income of \$447,743 p.a.* with annual rental increases plus favourable 'ratchet' clause (rent cannot decrease)
- *Approx.

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To obtain further information or to arrange an inspection, please contact the exclusive selling agents.

NSL Property Group:
Guy Naselli
0413 750 744

Stonebridge Property Group:

43 4,850 m2

Price	Contact Agent
Property Type	Commercial
Property ID	28
Land Area	4,850 m2
Office Area	853 m2
Warehouse Area	2,900 m2

AGENT DETAILS

Guy Naselli - 0413 750 744

OFFICE DETAILS

NSL Property Group
597 Gilbert Rd Preston, VIC, 3072 Australia
0413 750 744

