







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  $15 \, \mathrm{km}^*$  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:

**4** 43 **4** 4,850 m2

Price SOLD
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

