



## 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

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	28
<b>Land Area</b>	4,850 m2
<b>Office Area</b>	853 m2
<b>Warehouse Area</b>	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

