

## Luggate, 1/114 Main Road

### Commercial leases available - Luggate

This commercial opportunity might be the perfect fit for your business. Currently leased by Upper Clutha Transport, the property will be vacated by January 2024. You have the flexibility to choose from three leasing options or lease the entire property, which sits on approximately 1.2505 hectares. Let's take a closer look at the three buildings on offer:

#### Building 1 - MAIN BUILDING

This spacious building spans approx 500 sqm and offers a reception area, along with two small offices, a staff room, two toilets, a shower and several mechanical pits. Additionally, it provides ample parking space with approximately 15 carparks. The lease terms are plus GST and OPEX charges and any proposed activities would require approval from the owner.

#### Building 2 - CORRUGATED IRON BUILDING - ROADSIDE

This building is approx 180 sqm and was previously utilized as a storage facility. The

**For Lease**  
Negotiation

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



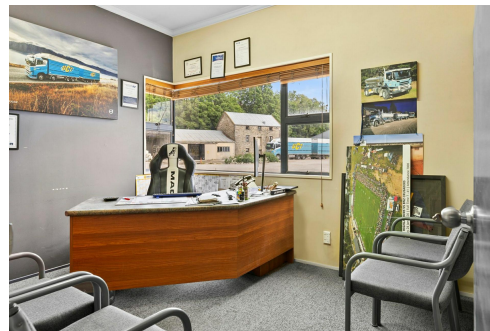
interior boasts a sturdy concrete floor and is equipped with power. Additionally, the property offers approx four parking spaces.

### Building 3 - WORKSHOP SPACE

This building is approx 170 sqm and is currently utilized for storage purposes. The area is secured by a large sliding door. The building has a concrete floor. It has water and power connections to meet your operational needs. There are four dedicated parking spaces available.

These leases are all available for approximately two years, and there is potential for extension if the tenant aligns with the developer's long term retail strategy and any planned activity within any of the premises would need approval from the owner.

There are three fantastic options, don't miss this opportunity to secure a versatile space that meets your storage or commercial requirements. Register your interest now, viewings will be in Mid January 2024.



## More About this Property

<b>Property ID</b>	17GHY5
<b>Property Type</b>	Land/Development

**Licensed Real Estate Agents (REAA2008)**

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