

5th April 2022

Helen Ogle
Fiducia Helen Pty Ltd

Fiduciahelen1@gmail.com

Dear Helen,

Re: *8/5 Channel Rd Mayfield West*

MOVABLE is delighted to assist in the marketing of your above property. Our proposal outlines the strategies and costs involved to reach a successful conclusion in the minimum time.

It must be noted at this point that this is an agent's opinion and as such cannot be used as a valuation or construed to be a valuation in any way and must not be relied upon.

As the property is well known to you a detailed description of the features is unnecessary however, we found the property to be:

Description: This is the front unit of the Gateway complex and offers 5 car parks at the entrance door. The unit has been commercialised so it is now a quality, fully air conditioned 2 storey office space with pleasant outlooks that dove tails into the warehouse printing press areas.

Lot and DP: Lot 8 in SP 79092

Zoning: IN1 General Industrial

Strata Land Area: 339m² (approx)

Building Area: 514m² (approx)

Current Rent: \$80,000pa + OGs + GST (approx)

Key Features: The key to the property is the long term lease to the printing business which drives the anticipated sale price.

MOVABLE Sale Pricing: ■
Our anticipated sale price is \$1,500,000 to \$1,600,000

MOVABLE Lease Pricing:
Our anticipated rent is \$92,600pa + OGs + GST

You will see from the graph below where our price estimate positions your property in the current market.

8/5 Channel Rd Mayfield West Sale Comparison \$/m²



If we can be of any further assistance or if you wish to discuss this please contact me on 0425 302 771.

Always a Good Move

Steve Dick
Commercial - Partner