



## Seven Year Lease plus options to Harris Trade Plumbing Supplies

**Sold**

Contact Agent

Sold: Thu 05-May-22

Industrial/Warehouse

19 Harrison Crt, Melton, Vic 3337

**Floor Area:**

728 m<sup>2</sup>

**Land Area:**

2918.00 m<sup>2</sup> (approx)



## Property Description

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- **New Seven Year Lease**
- **Huge Land Area Providing Expansion**
- **One of Eight Locations**

Offering a new seven year lease, this office, warehouse with a large yard is located in Melton, a part of the expanding west. The property is ideally located close to the intersection of the Western Freeway and Melton Highway, providing easy access to the plumbing trade which relies heavily on this property to obtain supplies for the growing residential estates, currently under construction.

The property is leased to Harris Group Enterprises P/L trading as Harris Trade Plumbing Supplies, a part of the "Plumbing Plus" buying group. This business ensures reliable stock delivery at competitive prices - extremely important in these times of supply chain issues resulting from Covid challenges.

Melton is one of eight stores in Victoria and was built in 2011 specifically for the tenant's use.

Established in 1977 Harris Plumbing has continued to work hard and service the plumbing trade. Everything they do, revolves around providing the best service possible to every trade plumber. Plumbers say they turn to Harris for their fast response, reliable stock levels and for service they rarely find elsewhere.

## Additional Details

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<b>Building</b> Whole	<b>Tenure Type</b> Tenanted Investment
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<b>Municipality</b> Melton City Council	<b>Car Spaces</b> 13
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<b>Return</b> 5.25% P.A.	<b>Zoning</b> Industrial 1
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**Parking  
Comments**  
Huge Yard Area for  
additional parking

19 Harrison Crt, Melton, Vic 3337



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