



### 1/313 Urana Road Lavington NSW

Dixon Commercial Real Estate are pleased to offer for sale 1/313 Urana Road at Auction on Friday 24 November, 2023 at 2:30pm on-site.

The 277 square metre office premises is prominently positioned on Urana Road in central Lavington with a frontage of approximately 9 metres. The property is offered for sale subject to a newly agreed lease to Ray White Albany North who are renowned as a market leader and have occupied the building for many years.

#### Lease Details:

Tenant: ABX Properties Pty Ltd t/a Ray White Albany North  
Net Annual Rent: \$55,000 + GST  
Lease Commencement: 15 October, 2023  
Lease Tenure: Four (4) years  
Option: Four (4) year option thereafter  
Rent Review: Annually to CPI

In addition, the property boasts rear lane access from Buchhorn Lane and seven (7) on-site car parks.

Terms: 10% deposit, balance 60 days.

**Building Size** : 277 sqm

**View** : <https://www.dixoncre.au/sale/nsw/murray-region/lavington/commercial/offices/7791834>



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