



## 16 Stanley Street Wodonga VIC

Dixon Commercial Real Estate are pleased to offer for sale 16 Stanley Street at Auction on Friday 8 March, 2024 at 2:30pm on-site.

The 112 square metre office premises is prominently positioned on Stanley Street in Wodonga with a frontage of approximately 7 metres. The property is offered for sale subject to a newly agreed lease to H&R Block who are renowned as a market leader and have occupied the building for many years.

Lease details as follows:

Tenant: H&R Block Limited

Net Annual Rent: \$29,227 + GST

Lease Commencement: 15 January, 2024

Lease Tenure: Five (5) years

Outgoings: Tenant pays Council and Water Rates

Rent Review: 3% annual rental increases. Rent reviewed to market at end of lease.

Terms: 10% deposit, balance 60 days.

For more information or to arrange an inspection, please

**Building Size** : 112 sqm

**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/offices/7889247>



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