



## 4/21-35 Ricketts Road Mount Waverley VIC

Crabtrees Real Estate are pleased to bring to market for lease Unit 4/21-35 Ricketts Road, Mount Waverley.

Located in SPECTRUM Business Park and regarded as one of Melbourne's premier suburban commercial business parks.

Unit 4 is located close to the front of the estate and features:

- + High clearance functional warehouse of 217 sqm
- + First floor offices with loads of natural light of 60 sqm
- + Generous on site parking on title
- + Top quality fittings and finishes throughout
- + Direct access to Monash Freeway
- + A premium on site cafe / restaurant

**Price** : \$55,000 pa  
**Building Size** : 277 sqm  
**View** : <https://www.crabtrees.com.au/lease/vic/east/mount-waverley/commercial/industrial/6996925>



**Joe Monea**  
(03) 95678888



**Luke Pitcher**  
(03) 95678888