



For Lease

# Reservoir Business Hub

21-35 Radford Road, Reservoir, VIC 3073

Industrial Available now

 6,453 - 13,837 sqm

## About

Reservoir Business Hub encompasses approximately 8 super prime industrial units on approximately 7.7ha of Industrial 1 & 3 zoned land. The site is strategically located in Melbourne's inner North and is surrounded by a large residential catchment. Reservoir is geographically positioned within proximity to Melbourne's inner city industrial markets and provides excellent access to major arterials including Metropolitan M80 (2km\*), Sydney Road (2km\*), and M2 City Link (5.5km\*)

*\*indicative distances*

## Amenities

-  On-site parking
-  Nearby shopping precincts
-  Nearby café
-  NBN connection
-  Nearby childcare centre
-  ESFR sprinklered warehouse

## Sustainability

-  Solar PV arrays
-  Solar embedded network
-  Energy consumption tracking
-  LED lighting
-  Water efficient fitting
-  EV charging station
-  Rainwater recycling

# Availability

	Lettable Warehouse Area (sqm)	Availability
Warehouse 3	6,453 sqm	Available Now
Warehouse 8	7,834 sqm	Available Now