

38 Dorset Rd, Ferntree Gully, VIC 3156

Contact Agency for Information

Office Suite



New Childcare - Early Learning Centre

Summary:

On offer for lease is 38-40 Dorset Road, Ferntree Gully, 35km from Melbourne CBD.

This brand new childcare centre is available for immediate lease to the most suitable local or national applicant.

The site:

* A high profile 1950 sqm site on Dorset Road, 500m north of Burwood Highway and a similar distance south from Dobson Park playground and oval.

* It comprises a single building of 540 sqm surrounded with 2m high paling fences and localised sleeper retaining walls providing total security.

* Twenty sealed car parking spaces are available to the front.

* The site is on a local bus route (with further multiple routes on Burwood Highway to the south) and Upper Ferntree Gully railway station is 3km to the south-east.

The property/lease:

* Available for immediate lease as a childcare facility with approval for 93 children.

* The expected rent per child is \$3,600 (plus GST) on a 10 x 10 x 10 arrangement.

* Floor plans are available for viewing showing the following facilities:

o Ground floor - Twenty car parking spaces, entry/reception area, outdoor play areas, four child rooms, storerooms, office and kitchen.

o Upper floor – staff facilities, manager's office, storeroom and staff toilet.

Windows on all four sides inject an abundance of natural light.

The area:

Ferntree Gully is a large leafy suburb set at the foot of the Dandenong Ranges, 30km east of Melbourne CBD in Victoria. With 25,000 residents it is one of the largest suburbs in the City of Knox. It has retained much of its natural beauty due to the Foothills Planning Overlay which limits building heights, which in turn protects the tree canopy and views to the National Park.

The Mountain Gate shopping centre, located at the intersection of Ferntree Gully Road and Burwood Highway, is a short walk from the centre and houses all the major outlets and facilities.

In 2020 there were over 2,000 4yo and 5yo children enrolled in preschool programs. These are catered for by four Long Day Care centres: Amaroo Childcare Centre (500m), Ferntree Gully Childrens Centre (680m), Park Crescent Childrens Centre (1 km), and Goodstart Early Learning Ferntree Gully (2 km).

Contact:

This rare opportunity to locate a childcare centre in this impressive building will not last long so please direct your enquiry to:

Dr Muthu Ramesh on 0451 902 123 or Warren Hulstaert on 0404 854 462

Listed By

Warren Hulstaert

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Open for Inspection

By Appointment.