



## LEASED BY VENTURE COMMERCIAL

Industrial/Warehouse

13 Crompton Road, Totness, Mount Barker, SA 5251

**Floor Area:** 1,306 m<sup>2</sup>

### Property Description

#### THE RIGHT PACKAGE

Located in the high demand Totness commercial and industrial precinct, this quality property is close to Bunnings Warehouse, Paramount Browns, U-Store It and a number of major motor dealerships. The fast and easy access to the South Eastern Freeway and short distance to Mount Barker's CBD have been key to the area's popularity and booming growth over the last few years.

The building presents fantastically. It was constructed in 2002 and has served the same tenant well during this time, with various add-ons and improvements made over the years. The tenant has now fully out-grown the premises, but leaves behind a magnificent facility suitable for a range of light industrial / warehousing businesses.

The building features a high clearance workshop/warehouse with additional storage, covered and secure 'loading bay', professionally presented offices and a spectacular glass-fronted reception. Total floor area extends to approximately 1,306.7 sqm. There is on-site parking, plus additional street parking available on Crompton Road. The low maintenance landscaping provides an attractive buffer to the site's boundaries.

### Leased

Leased: Tue 16-Aug-22

### Additional Details

#### Building

Whole

#### Zoning

Employment Zone

#### Parking Comments

On-site parking



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