



## OFFICE AND WAREHOUSE FACILITY IN THE HEART OF THE CANNING VALE INDUSTRIAL AREA

Industrial/Warehouse

16 Ernest Clark Road, Canning Vale, WA 6155

**Floor Area:** 890 m<sup>2</sup>

**Land Area:** 1500.00 m<sup>2</sup> (approx)

### Property Description

- **Well Constructed facility**
- **Good parking**
- **High Truss**

Office: 100 sqm

Warehouse: 790 sqm

Land: 1,500 sqm

The building comprises a modern office/warehouse with a total area of 890 sqm which is constructed of concrete floors and footings, steel frame, concrete tilt panel elevations and a metal deck clad roof.

The offices have been constructed over a single level with accommodation comprising an open plan entry foyer/reception and offices, tea preparation area and male and female amenities. Internal finishes include carpeted and tile floor coverings, painted and plastered walls, suspended panel ceilings and recessed fluorescent lighting. Ducted reverse cycle air-conditioning is provided throughout.

The warehouse is clear span and has a truss height of approximately 8.50 metres. Construction comprises concrete floors and footings, steel frame, concrete panel elevations and a metal deck clad roof. Access is provided via a single roller door fronting Ernest Clark Road. An amenities block is provided within the

**Leased**

Leased: Thu 21-May-20

### Additional Details

**Tenure Type**

Vacant Possession



**Stefan Quaresimin**

0421929686

**David Lamb**

0411597952

MLV Real Estate - Welshpool

Unit 3/50 Pilbara Street, Welshpool WA 6106