



## Rarely Found - Class 9B Approved Office & Warehouse/Workshop Training & ...

Industrial/Warehouse • Offices • Other

230 Railway Parade, Cannington, WA 6107

**Floor Area:** 2,365 m<sup>2</sup>

**Land Area:** 0.64ha (1.57 acres)  
(approx)

### Property Description

Located directly opposite Cannington train station a unique opportunity to lease a fully approved 9B education/ training facility. Previously occupied by a registered training organisation for the mining and constructions industries, this property has been well equipped and fitted out to accommodate the next training provider. Or alternatively, given the " Centre " zoning allows a range of commercial and industrial uses (STCA).

Key features include:

- 6351 sqm lot having dual crossovers with drive around access.
- 2365 sqm total building area comprising of office and warehouse/ workshop facility
- 310 sqm attached office space with 375sqm purpose-built training rooms recently constructed in 2015.
- 1580 sqm warehouse/workshop area & 100sqm canopy area .
- 1650 sqm for open-air/ sea container storage being of bitumen and gravel hardstand.
- Office & training rooms air-conditioned with excellent on-site amenities.
- Good security onsite having electric perimeter fencing, alarm and CCTV....

**Leased**

Leased: Wed 10-Mar-21

### Additional Details

**Tenure Type**      **Outgoings**  
Vacant Possession    \$42000

**Zoning**  
Centre



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