



## ARMADALE WAREHOUSE / WORKSHOP & OFFICES

Industrial/Warehouse

6 Dickens Place, Armadale, WA 6112

**Floor Area:** 1,707 m<sup>2</sup>

**Land Area:** 3000.00 m<sup>2</sup> (approx)

**Leased**

Leased: Mon 19-May-14

### Property Description

This property is located 30 minutes to the south east Perth CBD situated in the Armadale Industrial Area, which is a highly sought after precinct of Armadale, and benefits from easy access to the Tonkin Highway and The South West Highway.

Property Details:

- Secure gated 3,000sqm block
- Ample three phase power
- Excellent onsite car parking ratios
- 1,707sqm high clearance fabrication warehouse divided into two sections:
  - o Section 1 - 977sqm with fixtures for 5 tonne overhead crane and 225sqm office space with air-con
  - o Section 2 - 870sqm additional warehouse / workshop space
- Wide working yard area for trucks or equipment with concrete pad
- Workshop and offices fitted with security alarm system
- Short or long term lease
- Rent of \$110,000.- p.a. plus GST and variable outgoings

Call today to make your appointment to inspect.

### Additional Details

Tenure Type	Car Spaces
Vacant Possession	6



1300 850 855

**No Agent Property - BRIGHTON EAST**

Suite 1a/ 608 Hawthorn Rd, Brighton  
East Vic 3187