



EXCEPTIONAL INDUSTRIAL WAREHOUSE & OFFICE – HIGH PROFILE LOCATION

Industrial/Warehouse

6 Raphael Road, Winnellie, NT 0820

Floor Area: 550 m²

Land Area: 1780.00 m² (approx)

Leased

Leased: Fri 13-Sep-19

Property Description

- **1,780 m2 stand alone allotment**
- **66m2 showroom, office & amenities**
- **403m2 warehouse area**

6 Raphael Road is a modern freestanding industrial property situated in the prominent area of Winnellie. The property incorporates a modern open plan showroom / office with a dedicated manager's office, kitchenette & break out room along with internalised ambulant compliant amenities. The showroom / office landing is fully air conditioned with immersive natural light and offers direct access to the high clearance warehouse. The warehouse area offers 403m2 of open plan warehouse area with three large high clearance roller doors providing great cross flow ventilation and heavy vehicle access. There is a large awning at the rear of the warehouse tailored for loading and unloading vehicles all year round. All yard areas are sealed concrete hardstand which includes onsite customer and staff parking in addition to the generous on street parking options.

6 Raphael Road presents as an immaculate light industrial facility which is well suited to logistic, storage and light industrial uses.

Key Property Features Include:

- 1,780 m2 stand alone allotment
- 66m2 showroom, office & amenities
- 403m2 warehouse area
- 83m2 awning undercover
- x3 high clearance roller doors...



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