



## Heavy Industrial Facility

Industrial/Warehouse

97 Poole Street, Welshpool, WA 6106

**Floor Area:** 1,250 m<sup>2</sup>

**Land Area:** 0.44ha (1.08 acres)  
(approx)

### Property Description

- Over 250amps of Power
- Engineering Workshop with Gantry Cranes
- Dual Crossovers

Tilt Commercial is pleased to present to the market for Lease this large office/workshop located in Welshpool.

With high exposure backing onto Orrong Road, 2047m<sup>2</sup> of dedicated hardstand and a proper engineering workshop this property will surely impress.

Other features include:

- Engineering Workshop
- 1 x 10t Gantry Crane
- 1 x 6.3t Gantry Crane
- Over 250amps Power
- Office Size: 190m<sup>2</sup>
- Main Workshop: 900m<sup>2</sup>
- Storage Shed: 80m<sup>2</sup>
- Mezzanine Storage: 80m<sup>2</sup>
- Hardstand 2047m<sup>2</sup>
- 4 Large Sliding Doors
- Dual Crossovers
- Sealed Bitumen Hardstand ...

**Leased**

Leased: Mon 01-Oct-18

### Additional Details

<b>Building</b> Whole	<b>Outgoings</b> \$35000
<b>Lease Term</b> Negotiable	<b>Zoning</b> Industrial
<b>Parking</b> Ample Parking	



**Adam Yeo**

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**Tilt Commercial - Balcatta**

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