

For Lease

MLV
REAL ESTATE



1/13 Sorbonne Crescent, CANNING VALE
\$25,000 pa (+GST)

**Quality office/warehouse facility located in the heart
of the Canning Vale Industrial Precinct**

Office/Warehouse: 172 square metres (approx.)

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Canning Vale Industrial Area / \$25,000 pa (+GST)

IMPROVEMENTS

Total Area – 172 sqm (approx.)

The improvements consist of concrete floors, brick walls and iron roof. The office is fitted with three offices, meeting room, reception area as you enter the property, open plan offices to the rear and a mezzanine level storage area within the warehouse located over the toilets. Access to the warehouse is via one roller door from the rear of the property. The area includes a truss height of approximately 6 metres, clear span and in good condition.

Externally the property has reticulated gardens, parking to the front of the office and to the rear of the property. The property includes the ability to off load containers while not obstructing the access of the other units.

The site is fully developed.

- Price: **\$25,000 pa (+GST)**
- Building Area: 172 m²
- Street Frontage
- Ample Parking
- Zoning "General Industrial"



REAL ESTATE AGENTS AUCTIONEERS PROPERTY MANAGERS VALUERS AND CONSULTANTS

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