

# For Lease

The Leading Commercial and Industrial Agency



## 19 Stanford Way, MALAGA

### Comments

Office and workshop:

The improvements include concrete floors, brick and metal elevations, wooden mezzanine floor within the workshop, and iron roof. The property is currently leased to Combined Metal Industries.

The facility consists of ground floor office and workshop facility. The building includes an office to front of the facility with a total area of 180 sqm approximately. The office includes carpets, reverse cycle air-conditioning, painted walls, suspended ceiling with recessed lights, power points, computed wired, and telephone connections. Internally there are 5 partitioned offices, new vanity, boardroom and lunchroom. The office is in fair condition.

The workshop is constructed with metal clad walls and concrete floors reinforced for the use of heavy engineering. Internally there are reinforced columns to allow for two 5 tonne gantry cranes. Access to the workshop is via the four rollerdoors which have a truss height of 6.5 metre and one sliding door in the northern elevation. The height of the workshop is approximately 11 metres. The building has 1,200 amps of power coming into the buildings. The current tenant has extended the workshop to include an extension of 696 sqm with store. An additional shed approximately 65 sqm has also been built.

The development has landscaped gardens, four crossovers off Stanford Way and 3,000 sqm approximately of concrete hardstand.

Overall the premise is in good condition and we would expect a fair amount of...

For more information please contact David Lamb.

<b>Rental:</b>	<b>\$380,000 p.a (ex GST)</b>
----------------	-------------------------------



### Specification

<b>Outgoings:</b>	Payable By Lessee
<b>Office / Showroom (m<sup>2</sup>):</b>	180
<b>Warehouse (m<sup>2</sup>):</b>	
<b>Workshop (m<sup>2</sup>):</b>	3,136
<b>Other Area (m<sup>2</sup>):</b>	109
<b>Hardstand (m<sup>2</sup>):</b>	3000
<b>Total Land Area (m<sup>2</sup>):</b>	9,973