

# For Lease

**MLV**  
REAL ESTATE



## *30 Tacoma Circuit, Canning Vale*

### *Rental - \$100,000 p.a. (+GST)*

Quality office and warehouse accommodation located on the corner of Tacoma Circuit and Ernest Clark Road Canning Vale in the heart of the Canning Vale Industrial Precinct.

#### **Building Area**

Office	127 m <sup>2</sup>
Warehouse	759 m <sup>2</sup>

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## CANNING VALE INDUSTRIAL PRECINCT

### LOCATION

The property is located at 30 Tacoma Circuit, Canning Vale.

The unit enjoys street frontage to Ernest Clark Road & Tacoma Circuit and is accessible via Baile Road, Nicholson Road, and Roe Highway. Canning Vale has the additional advantage of the recently completed Roe Highway which allows the industrial area a direct route to the Kewdale, Welshpool industrial areas and the international airport.

### ZONING

The property is currently zoned "General Industry" under the City of Canning Town Planning Scheme.

### LAND AREA

Site Area: 1,501 square metres approx.

Frontage to Ernest Clark Rd	34.20 metres
Frontage to Tacoma Cir	31.00 metres
Southern Boundary	31.20 metres
Truncation	14.10 metres
Rear Boundary	42.00 metres
Total Area	1,501 m <sup>2</sup>

### BUILDING AREAS

Building Area	886 m <sup>2</sup> (approx.)
Office/showroom	127 m <sup>2</sup>
Warehouse	759 m <sup>2</sup>



### IMPROVEMENTS

The offices include a concrete floor slab, concrete tilt slab elevations, supporting an ironclad roof.

The building has been design to accommodate office to the front of the building facing Ernest Clark Road inclusive of glass façade, double doors to the reception and parking to the front of the office. Internally, the office is carpeted, reverse cycle air conditioning, open plan with limited partitioning. Access to the warehouse is from the office via a single door. Office is well presented and above average for the area.

The warehouse accommodation comprises of a concrete floor slab, full height tilt concrete elevations, which supports an iron roof. The warehouse comprises a pitched steel truss with a height of 8.6 metres underneath the truss. Internally the warehouse is column free, with a set of male/female WC's located in the north western corner of the warehouse and adjoining the office. Access to the warehouse is via a single roller door in the front elevation of the building leading to the warehouse off Ernest Clark Road.

Lighting to the warehouse is available via mercury vapour lights and translucent sheeting on the upper extremities of the elevations.

Externally, the site allows for 13 car bays, inclusive of a disabled parking located to the front of the building, landscaped and reticulated gardens off the main water.

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