

# FOR LEASE

## 36 Lancaster Road WANGARA



- Brand new office/warehouse facility
- Two street frontage
- Located in the Wangara industrial precinct

Property	For Lease	GST
36 Lancaster Road	\$100,000	\$10,000

Further details may be gained from the exclusive agent, MLV Real Estate  
**Andrew Fife** m | 0422 125 008 e | [andrewfife@mlv.com.au](mailto:andrewfife@mlv.com.au)  
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# 9458 2222

# FOR LEASE

## PROPERTY DETAILS

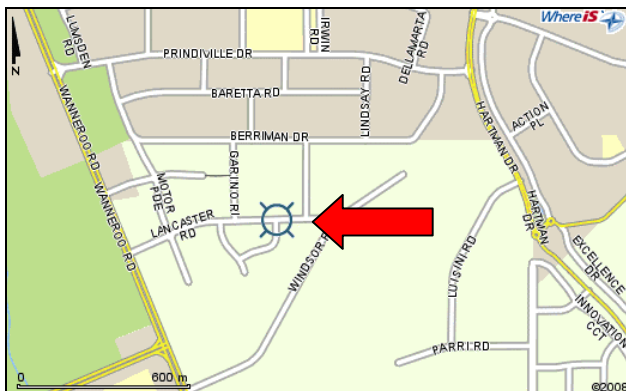
### LOCATION

Located at 36 Lancaster Road, Wangara the property is only 27 km from the Perth CBD.

The site is positioned within the Wangara Industrial Precinct, just off Wanneroo Road.

The facility can be easily accessed via the Mitchell Freeway and Ocean Reef Road.

### SITE LOCATION



### ZONING

The property is currently zoned "Service Industrial" under the City of Wanneroo Town Planning Scheme.

### LAND AREA

Total land area is 1,500 m<sup>2</sup>

## IMPROVEMENTS

Office/Warehouse/Mezzanine 838 m<sup>2</sup>

Office: 127 m<sup>2</sup>

Mezzanine: 127 m<sup>2</sup>

Warehouse: 584 m<sup>2</sup>

The improvements include a single storey office with a mezzanine of equal size directly above and a warehouse facility. The offices will be constructed from concrete floors, concrete walls and suspended ceiling.

Internally the property includes open plan design, lunchroom and amenities. The office will include split system reverse cycle air conditioning, carpets, suspended ceiling and recessed lights to the ground level only. We are of the opinion that this standard of office is above the standard for the Wangara area.

The warehouse includes concrete floors, concrete walls and iron roof. Access to the warehouse is from the front of the property off Lancaster Road. The area includes a truss height of approximately 8 metres, clear span and in good condition.

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