

1/24 Light Cres, Mount Barker, SA 5251

\$40,320 pa + outgoings &amp; GST

Warehouse



## Opportunity

Your chance to secure this tightly held space as the long-term tenant is moving out.

Located within Mount Barker's established and popular light industrial area, this front unit is in a highly visible location suitable for a business requiring a sensible mix of office and light industrial style space.

Wide span space is suitable for a multitude of purposes with two high clearance roller access, 3-phase power and of course concrete flooring.

Offering a showroom and office area with split system air-conditioning, kitchenette, shower and toilet facilities.

On-site car parking for 6 cars plus there's more parking available in the street.

### Features:

Reception/showroom

Office

Split system air-conditioning

Kitchenette

Toilet

Disable toilet and shower

2 x high clearance roller doors

3 phase power

Fully sealed common driveway

On-site parking for 6 cars

More parking is available in the street

Opportunity to add mezzanine level above reception/office space

Building area approximately 312sqm

### Open for Inspection

By Appointment.

### Listed By

Phil Chapman

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