

**4/109 Ledger Rd, Beverley, SA 5009****CONTACT RALPH PACILLO 0433****117 801**

Commercial Shop



## Versatile Office & Warehouse Facility in Prime Inner-West Lo

Positioned in the tightly held industrial precinct of Beverley, this flexible and secure property presents an outstanding opportunity for a wide range of businesses. With a total lettable area of approximately 748sqm, the layout includes a 544sqm high-clearance warehouse, 156 sqm of office space and a 48sqm mezzanine above the office area-ideal for storage or additional workspace.

Air-conditioned office spaces with reception, multiple offices, kitchen and meeting rooms. Warehouse clearance of 4 metres, Besser Block construction and three phase power.

**Open for Inspection**

By Appointment.

### Key Features:

- \* Total building area 748sqm
- \* High-clearance warehouse 544sqm (approx.)
- \* Office 156sqm (approx.)
- \* Male and female amenities
- \* Mezzanine 48sqm (approx.)
- \* Six on-site car parks
- \* Three-phase power
- \* Security system in place
- \* Wide sliding door access

### Location Highlights:

Strategically located just 6km\* from the Adelaide CBD, Beverley offers excellent connectivity to South Road, Port Road, and Grange Road, making distribution, commuting, and client access efficient and convenient. The area is home to a wide array of industrial users, trade services, and manufacturers, making it one of Adelaide's most sought-after light industrial hubs.

For further details or to arrange a private inspection contact Ralph Pacillo 0433 117 801 of LJ Hooker Flinders Park - RLA 215339.

### Disclaimer

#### Listed By

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