

52 Exploration Dr, Gap Ridge, WA 6714

Sold - 18/08/2023

Warehouse



UNDER OFFER

4,988 sqm level fully fenced industrial site which accommodates a modern two-level office and attached two-bay warehouse having a gross floor area of some 1,407 sqm inclusive of mezzanine floor, flammable store and gas cylinder enclosure plus concrete paving and compacted hardstand.

Open for Inspection

By Appointment.

- Modern 2013 built two story high standard office and warehouse/workshop facilities
- Concrete paved crossover, surrounds and a compacted road base hardstand
- Entry foyer with access to single lift and staircase
- Lunch room and toilet amenities
- Ample onsite parking with access from Exploration Drive
- Aggregated covered side hardstand to a width of some 9 metres
- Fire services also include hose reel, fire hydrant & fire extinguishers

Offices:

- Ground level comprises an entry foyer with access to lift & staircase, open plan carpeted office with good sized meeting room
- First floor is a landing with stairs, lift & small storage areas, good size open plan carpeted offices, toilets and lunchroom.

Workshop/Warehouse:

- Attached to the rear of the offices is a good size clear span high bay warehouse with inbuilt toilet amenities, enclosed workshop, ancillary offices/ storage, while a second higher specification warehouse/workshop bay is located at the rear of the building.
- Truss height of some 7 metres and two side opening which are secured by powered roller doors.
- Rear most warehouse is temperature controlled - insulated full height walling, insulated metal lined ceiling & air conditioning.
- Warehouse incorporates a 5 tonne hook
- Small concrete walled flammable goods & gas cylinder store.
- Metal roofed canopies along one side elevation and rear elevation

Area:

Front offices 450 sqm
Front warehouse 527 sqm

Listed By

Clare Nation
Phone: (08) 9144 2200
Mobile: 0400 586 281

