



BALCATT
4/16 Ledgar Road

292 sqm

5 

WELL PRESENTED OFFICE/WAREHOUSE WITH BONUS YARD

Sold

This is one of those opportunities that doesn't come around often! Rare Balcatta unit with warehouse, well appointed office spaces and secure yard area.

Ground Floor Strata Area: 252sqm (167sqm warehouse & 85sqm office approximately)

First Floor: 40sqm boardroom/store room


Other: 50sqm secure yard

- Warehouse: 5.5m to 6m truss, front roller door, lights, store room, kitchenette, toilets
- Office: Entry, two large rooms, third office, glass partitioned for open feel, air conditioned, floor coverings, lighting, data, phone lines and power points
- First Floor: Boardroom, store room, air conditioned, carpeted, lighting

Property ID	L26548531
Property Type	Industrial/Warehouse
Building / Floor Area	292
Car Spaces	5
Land Area	302.0 sqm

AGENT

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- Yard: Access from front and roller door access from warehouse
- Kitchen area
- Large car park, informal agreement for the use of 5 bays & complex has 18 visitor bays
- Alarm system
- Central location with quick access to the Mitchell Freeway, Reid Highway & Wanneroo Road

Offers to purchase: Closing Tuesday 9 July 2024

Price Guide: Offers over \$950,000 plus GST

For more information or to arrange a viewing please contact the Selling Agents.