



## Unit 1/ 21 Dellamarta Road, Wangara WA

### KEY INFORMATION

#### Address

Unit 1/ 21 Dellamarta Road, Wangara WA

#### Price

Offers Invited Close 4PM Thursday 26 February 2015

#### Type

Commercial / Industrial/Warehouse

#### Land Area

N/A

#### Build Area

351 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

Ideal for the owner occupier, this well located office warehouse unit forms part of a small 3 lot strata title development that is situated on the corner of Dellamarta Road and Arrigo Street, Wangara.

The unit fronts Dellamarta Road and enjoys secondary rear access from Arrigo Street.

More particularly the subject unit has a strata lot area of 351 square metres comprising.

Office and Amenities: 163 sqm

Factory/Warehouse: 188 sqm

A mezzanine floor (not evidenced on the strata plan) provides additional office accommodation of some 46 square metres and storage of 30 square metres.

A 20 square metre detached brick store and fenced yard has been built at the rear of the premises. Again this structure is not evidenced on the strata plan.

The warehouse has a truss height of approximately 4.8 metres, an insulated roof area and affords good rear roller door access. Natural lighting is supplemented with adequate vapour lamps.

Located some 18 kilometres north of Perth, Wangara is recognised as one of Perth's popular industrial estates.

The estate is readily accessed via Mitchell Freeway/Ocean Reef Road and Wanneroo Road.

Surrounding developments comprise a mix of large free standing office warehouse/factory buildings and strata titled office/showroom and warehouse/factory unit developments.

The property is sold as is where is with vacant possession.

Offers must be submitted on the approved contract document available on request from Acton Commercial.

### AGENT INFORMATION



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DIRECTOR ASSET SALES

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INSPECTION IS A MUST

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