



## 1&2/28 Vale Street, Malaga WA

### KEY INFORMATION

#### Address

1&2/28 Vale Street, Malaga WA

#### Price

Sale: Offers Invited | Lease: Contact Agent

#### Type

Commercial / Offices

#### Land Area

N/A

#### Build Area

286 sqm

#### Car Spaces

N/A

#### Listing Type

Leased

Fantastic opportunity to purchase or lease Two (2) modern office/warehouses together or individually with ample parking, is now For Lease / For Sale.

The subject property offers:

- ? Unit 1-286 sqm with 150 sqm mezzanine (approx.) plus 14 sqm yard
- ? Unit 2-273 sqm with 150 sqm mezzanine (approx.)
- ? Modern Office with excellent fitout.
- ? Open plan work station space
- ? Boardroom and reception areas
- ? Full kitchen facilities
- ? Large warehousing with roller door access
- ? Separate loading dock with private driveway
- ? Solar panels on each property with 2 x Fronius Inverters at 15kw capacity each.
- ? Three (3) phase power with 63 amps each unit
- ? Security system installed
- ? Dedicated fibre installed for internet
- ? Swipe card access to building including arm and disarm security
- ? Reverse cycle air conditioning
- ? Bathroom with shower facilities
- ? High truss height (Approx.)
- ? Electric roller door access to the front and rear (Approx. 5m clearance)
- ? Security gates to the property
- ? Dedicated Office area
- ? High quality office / reception area
- ? Good natural lighting

Available: Now

Contact Gary Lovi and Jonathan Kilborn to arrange an inspection

### AGENT INFORMATION



#### Gary Lovi

Property Consultant

D. 08 9386 9981

M. 0417170108



#### Jonathan Kilborn

PRINCIPAL AND LICENSEE

08 9386 9981

0404 796 137



Level 1, 187 Stirling Highway,  
Nedlands WA 6009

T (08) 9386 9981

[www.agoraproperty.com.au/property/13996265](http://www.agoraproperty.com.au/property/13996265)

**DISCLAIMER:** The information in this document is prepared for general information purposes only. It should not be relied upon for any purpose. Whilst the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness.