



## 7 Rowe Street, Malaga WA

### KEY INFORMATION

#### Address

7 Rowe Street, Malaga WA

#### Price

\$120,000 net pa + GST

#### Type

Commercial / Industrial/Warehouse

#### Land Area

N/A

#### Build Area

1144 sqm

#### Car Spaces

N/A

#### Listing Type

Leased

This 1,144sqm (approx.) office/warehouse/workshop will provide your business the perfect premises from which to continue operate your business.

The office/showroom areas are split over two levels (with each level accessible independently of the other) and are fully air-conditioned, with quality carpet throughout. The ground floor comprises a reception plus showroom or open-plan area, two offices, a staff/lunchroom and toilets. The first floor provides an additional three offices, as well as a large, open plan area, tea-preparation area and additional toilet facilities (allowing this level to operate independently if required).

The warehouse area is partially air-conditioned and is approximately 865sqm of clear-span, tilt-up concrete construction with an 8m truss-height. With 4 automatic roller-doors servicing the warehouse, the property is ideally set up for production workflow, from receivals to dispatch. There are toilet and shower facilities in the warehouse, plus a small yard area at the rear.

This modern property is serviced by 25 car bays, most of which are securely located behind an automatic roller-gate and easily accessed from Rowe Street, just off Camboon Road.

### AGENT INFORMATION



#### Cooper Egan

Dip. Property Services (Agency Management)

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Contact Cooper Egan or Con Passaris to arrange an inspection



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