



## 72 BELGRAVIA STREET, Belmont WA

### KEY INFORMATION

#### Address

72 BELGRAVIA STREET, Belmont WA

#### Price

Contact Agent

#### Type

Commercial / Offices

#### Land Area

N/A

#### Build Area

2997 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

### ATTRACTIVE RENT AND TERMS

Erected on the land is an impressive two-storey office /showroom warehouse that is strategically located on a major thoroughfare.

This property offers excellent visibility and easy access for large vehicles and logistics.

The improvements comprise

Ground Floor Office 452 sqm\*

First Floor Office 501 sqm\*

Warehouse 2,044 sqm\*

Total Approx. 2,997 sqm\*

The offices are air-conditioned and new carpets have been laid. The building is serviced with a fire sprinkler system. It offers a good standard of near clear span warehouse/ Workshop accommodation and affords

? 250 amp power supply

? A 3-tonne gantry crane

? Truss height approx. 5.5 metres

? Five large automated roller shutter doors into the warehouse/ workshop

? Clear and unobstructed truck access around the building and site

? Refurbished tea prep and lunch room facilities.

? Reticulated fire sprinklers throughout the building

? Great Exposure.

The site has good onsite parking and site access.

Located in the heart of Belmont and close to services and amenities, this property has excellent connectivity via Great Eastern Highway, Leach Highway, and Tonkin Highway. It offers convenient access to the city, other major industrial areas, and the domestic and international airports.

### AGENT INFORMATION



#### Tony Goudas

DIRECTOR ASSET SALES

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\* Approximate Area...

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