

96 Belmont Avenue, Belmont WA

KEY INFORMATION

Address
96 Belmont Avenue, Belmont WA

Price
$83/sqm net + GST

Type
Commercial / Industrial/Warehouse

Land Area
N/A

Build Area
2395 sqm

Car Spaces
N/A

Listing Type
Leased

AGENT INFORMATION



Jonathan Kilborn
PRINCIPAL AND LICENSEE

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Max Vaghella
Associate Director - Industrial Sales & Leasing

0401 044 420

Located on Belmont Avenue, Rivervale this fully renovated corporate Office/Warehouse is ready for immediate occupation with nothing to spend.

The property is easily accessible from both Great Eastern Highway and Leach Highway and provides ample exposure, parking and access for container delivery loading and unloading.

The current owners completed a full refurbishment in late 2017 and the key features included:
-LED sensor lighting throughout the office
-Tag key security system
-New Reverse Cycle Air-Conditioning to the Office
-End of Trip facilities including shower
-Multiple high truss/full span warehouses
-Evaporate cooling to warehouse 1
-Ample power
-Secure hardstand area
-Generous parking and exposure to Belmont Ave
-Near new built in furniture can stay in-situ

Building Areas: Site and Floor Plan Available

Ground Floor Office: 203 m2 - Including a showroom/ open plan office area and boardroom
First Floor Office 203 m2 - Including 8 partitioned offices and open plan break out area with bar
Warehouse 1: 1,026 m2 - Including 6 m wide x 4 m high roller door access and partitioned offices
Warehouse 2: 84 m2
Warehouse 3: 879 m2 - Including 5 m wide x 4.5 m high roller door access and partitioned offices
Total Lettable Area: 2,395 m2 - Can be leased as whole or separate
Land Area: 4,047 m2

Rent: $199,000.00 pa net + GST
Available: Now

This is a fantastic opportunity to relocate your business into this sought after location.

For more information or to arrange an inspection, please contact Max or Jonathan today.

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