

FOR LEASE

34 Buckingham Drive WANGARA



- Quality office/warehouse/laboratory facility
- Excellent street frontage
- Located in the Wangara industrial precinct

Property	For Lease	GST
34 Buckingham Drive	\$180,000	\$18,000

Further details may be gained from the exclusive agent, MLV Real Estate
Andrew Fife m | 0422 125 008 e | andrewfife@mlv.com.au
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9458 2222

FOR LEASE

PROPERTY DETAILS

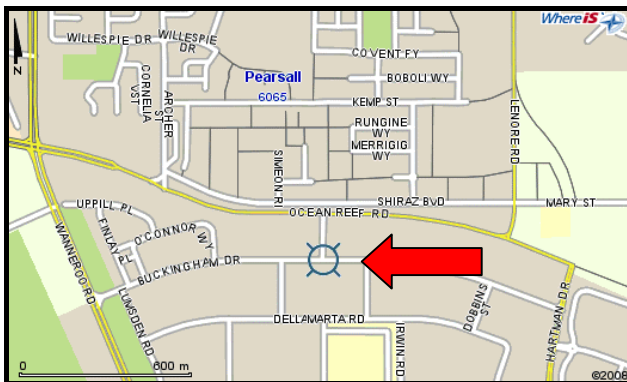
LOCATION

Located at 34 Buckingham Drive, Wangara the property is only 27 km from the Perth CBD.

The site is positioned within the Wangara Industrial Precinct, just off Wanneroo Road.

The facility can be easily accessed via the Mitchell Freeway and Ocean Reef Road.

SITE LOCATION



ZONING

The property is currently zoned "Service Industrial" under the City of Wanneroo Town Planning Scheme.

LAND AREA

Total land area is 4,005 sqm

IMPROVEMENTS

Office/Warehouse/Laboratory 1,445 m²

Office: 172 m²

Office/Laboratory: 991 m²

Warehouse: 282 m²

The improvements include an office/warehouse/laboratory facility. The offices are constructed of concrete floors, concrete walls and suspended ceiling and are located at the front of the building.

Internally the property includes several private rooms and offices, lunchroom and an amenities area which includes separate male and female toilets. The office includes carpets, suspended ceiling and recessed lights.

Situated behind the offices are laboratory facilities, consisting of multiple rooms. This area includes workbenches, vinyl floors and associated laboratory equipment.

The warehouse includes concrete floors, concrete walls and an iron roof. The warehouse is clear span and has a truss height of approximately 6 metres. The warehouse includes three roller doors giving direct access into the warehouse.

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