

Leased



**39 Miguel Rd, Bibra Lake**



## Unique opportunity - Stunning Renovation!

This property is the one to impress your clients and employees. It has just been fully renovated including, offices, kitchen, toilets, showers, new factory warehouse doors, new air conditioning systems within the office, fully alarmed and thats not all...

This property is very unique as it is difficult to find a factory zoned General Industrial and on such a large parcel of land.

Land area over approx 10,000 SQM

2150 SQM factory

209 SQM of brand new air conditioned offices, lunch room, showers and toilets

2 x 10 tonne traveling crane

1 x 3 tonne crane

Large Electric roller doors to front and back: Rear door 7m height x 8m width and Front door 5m height x 5.5 width

Mezzanine Foreman's office with a/c inside factory, extra air conditioned office / lab area inside the factory

**Price** \$290,000 Per Annum + VOG's + GST

**Property Type** Commercial

**Property ID** 718

**Office Area** 209 m2

**Warehouse Area** 2,150 m2

### Agent Details

Lisa Clifton - 0402 594 707

### Office Details

Attadale

Unit 20a 550 Canning Hwy Attadale  
WA 6156 Australia

08 9317 2221



Secured storeroom

Roller door to side

Many 3 phase power points

Extensive hardstand and parking

Rent \$290,000.00 per annum + GST - Variable Outgoings \$73280.00 per annum + GST

I dare you to find anything better currently on the market!

Please drive past and call for a viewing. 0402 594 707 or 9317 2221 or email: [lisa@davidthorn.com.au](mailto:lisa@davidthorn.com.au)

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