

# FOR LEASE

## 8 Emplacement Crescent HAMILTON HILL



- Two quality warehouse units available
- Excellent street frontage
- Located in the Hamilton Hill industrial precinct

Property	For Lease	GST
Unit 4	\$25,000	\$26,983
Unit 5	\$25,000	\$26,983

Further details may be gained from the exclusive agent, MLV Real Estate  
**Andrew Fife** m | 0422 125 008 e | [andrewfife@mlv.com.au](mailto:andrewfife@mlv.com.au)  
**David Lamb** m | 0411 597 952 e | [davelamb@mlv.com.au](mailto:davelamb@mlv.com.au)



# 9458 2222

# FOR LEASE

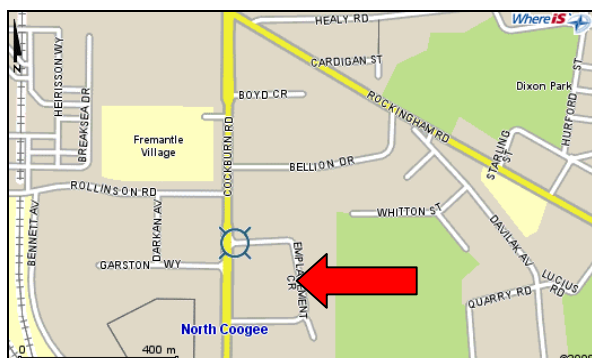
## PROPERTY DETAILS

### LOCATION

Located at 8 Emplacement Crescent, Hamilton Hill, the property is only 16 km from the Perth CBD. The site is positioned within the Hamilton Hill Industrial Precinct, just off Cockburn Road. The units have excellent street frontage and can be easily accessed via Rockingham Road, Carrington Street and Clontarf Road.



### SITE LOCATION



### ZONING

The property is currently zoned "Industry" under the City of Cockburn Town Planning Scheme

### LAND AREA

Total land area is 2,703 sqm

### IMPROVEMENTS

Warehouse, Unit 4: 223 m<sup>2</sup>

Warehouse, Unit 5: 223 m<sup>2</sup>

The warehouse units are constructed of concrete floors and footings, concrete tilt walls, with a steel frame and metal clad roof.

The warehouse accommodation is clear span with a steel portal frame and has a truss height of approximately 6.5 metres. The warehouse includes a roller door giving direct access into the warehouse. The roof includes translucent roof sheeting sections providing natural light and mercury vapour hi bay lights.

Other improvements to the site include concrete parking, hardstand and landscaping to the front of the building and street front verges along Emplacement Crescent.

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