



## FOR LEASE

87 Ledger Road in Beverley is a versatile property that combines office/residential and warehouse spaces. Here's a detailed breakdown of its key features:

### 1. Office/Residence:

- Area: 140 square meters.
- Comes fully furnished with residential appliances, including a stove, oven, and shower.
- Can serve as a high-end office space or a comfortable residence.

### 2. Warehouse:

- Size: Approximately 288 square meters.
- Includes an internal office area.
- Equipped with 3-phase power.
- Ideal for various industrial or trade purposes.

### 3. Site:

- Total site area: 1,244 square meters.
- Features an additional builder's yard area adjacent to the warehouse.

<b>Price</b>	CONTACT AGENT
<b>Property Type</b>	Commercial
<b>Property ID</b>	2528
<b>Office Area</b>	140 m2
<b>Warehouse Area</b>	288 m2

### Agent Details

Pasquale Mastrangelo - 0409 465 863

### Office Details

Adelaide  
Unit 4/ 60 West Terrace, Adelaide  
SA 5000 Australia  
08 8212 0140



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#### 4. **Parking:**

- There is ample on-site parking available.
- The property can accommodate roughly 12 vehicles.
- Additionally, there's a private carport next to the office/residence.

This property offers a flexible solution for those in need of a combined office and warehouse space. The office/residence is fully furnished and functional for work or living, while the warehouse area provides extra versatility for industrial or trade activities. With ample on-site parking, it caters to businesses with parking needs.

If you have any questions or would like to inspect the property please do not hesitate to contact Pasquale Mastrangelo on 0409 465 863 or our office landline on 08 8212 0140.

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