

Falk & Co



7 West Court Warrnambool VIC

In the heart of Warrnambool's Industrial area is this 180m² fully Lock up shed with office and WC on 1058m² with an additional 600m² be available for 12 months maybe a longer.

3Phase Power - Lock up yard.

Available Now, Long Lease.

Price : \$40,000 + GST & Outgoings pa
Building Size : 180 sqm
Land Size : 1058 sqm
View : <https://www.falk.com.au/lease/vic/warrnambool-port-fairy/warrnambool/commercial/industrial/8107474>



David Falk
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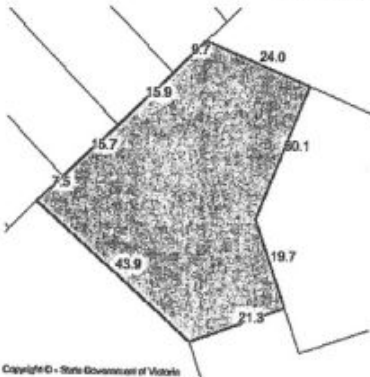
Property Report from www.land.vic.gov.au on 21 September 2021 02:40 PM

Address: 7 WEST COURT WARRNAMBOOL 3280
Lot and Plan Number: Lot 48 LP204112
Standard Parcel Identifier (SPI): 48LP204112
Local Government (Council): WARRNAMBOOL Council **Property Number:** 131088
Directory Reference: VicRoads 514 F6

This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 2033 sq. m
Perimeter: 188 m

For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

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State Electorates

Legislative Council: WESTERN VICTORIA
Legislative Assembly: SOUTH-WEST COAST

Utilities

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Wannon Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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7-WEST-COURT-WARRNAMBOOL-DETAILED-PROPERTY-REPORT