



1-3 Killafaddy Road, Launceston TAS 7250

## Versatile Property, Close to Central Launceston and with Easy Access

Covering 1.712 hectares and divided into two separate parts this property offers a range of option to a prospective purchaser. Fenced and separate from the vacant land area is an area of approx. 4,387m<sup>2</sup>, this area comprises a warehouse and office space with hard stand yard area and undercover storage bay. The warehouse is clear span with good access, double sliding doors and good vapour lighting. The offices are adjacent to the warehouse and are air-conditioned in part with kitchen facilities and male and female toilets. There is also a weigh bridge on site that is not currently operated. HST Tree Specialists occupy this part of the property and have been occupants for approx. 15 years. They are happy to enter into a 3 year lease with 2 x 3 year options at an annual rental of \$29,000 plus Outgoings and GST. The balance land area is fenced and awaits further development and improvement, it has a separate access and comprises a land area of approx. 1.2733 hectares. This is a great chance to purchase

Industrial  
FOR SALE

1sqm

PROPERTY   
The place for workspace.

**Harrison Agents**

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