

2 Rickman Street, Deloraine, Tas 7304



Sold Other

Friday, 24 May 2024

2 Rickman Street, Deloraine, Tas 7304

Bedrooms: 1

Parkings: 8

Area: 1061 m2

Type: Other



Peter Cooper
0363378000

\$1,100,000

Rarely for sale, here is an opportunity to secure a significant warehouse complex in Deloraine. Encompassing approximately 650m² of ground floor space with over 320m² of further mezzanine level storage and office facilities, this building would suit a broad range of businesses. Built in 2004, this property includes a security system, high-speed NBN, datapoints to each office and LED lighting throughout. Sitting on a level 1061m² block there is excellent parking space for eight vehicles. Of quality precast concrete panel construction, the structure is well insulated for sound and temperature and presents to an extremely high standard. A further suspended concrete floor is to be found on Level 1. Substantial airconditioned offices, meeting room, kitchen, and staff WC facilities make this broadly appealing. The storage room is significant, with excellent off-road access, with provision to handle semi-trailers and curtain-siders for unloading, and the offloading of 20' and 40' containers. An inspection will not disappoint. With a convenient Deloraine location, five minutes from the national highway linking all four major Tasmanian cities, the 30-minute proximity to Launceston and Devonport makes this listing highly appealing. The current owners are keen to make it a smooth sales transition, with a rent back until June 30, 2024. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.