

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 12months maybe a longer.

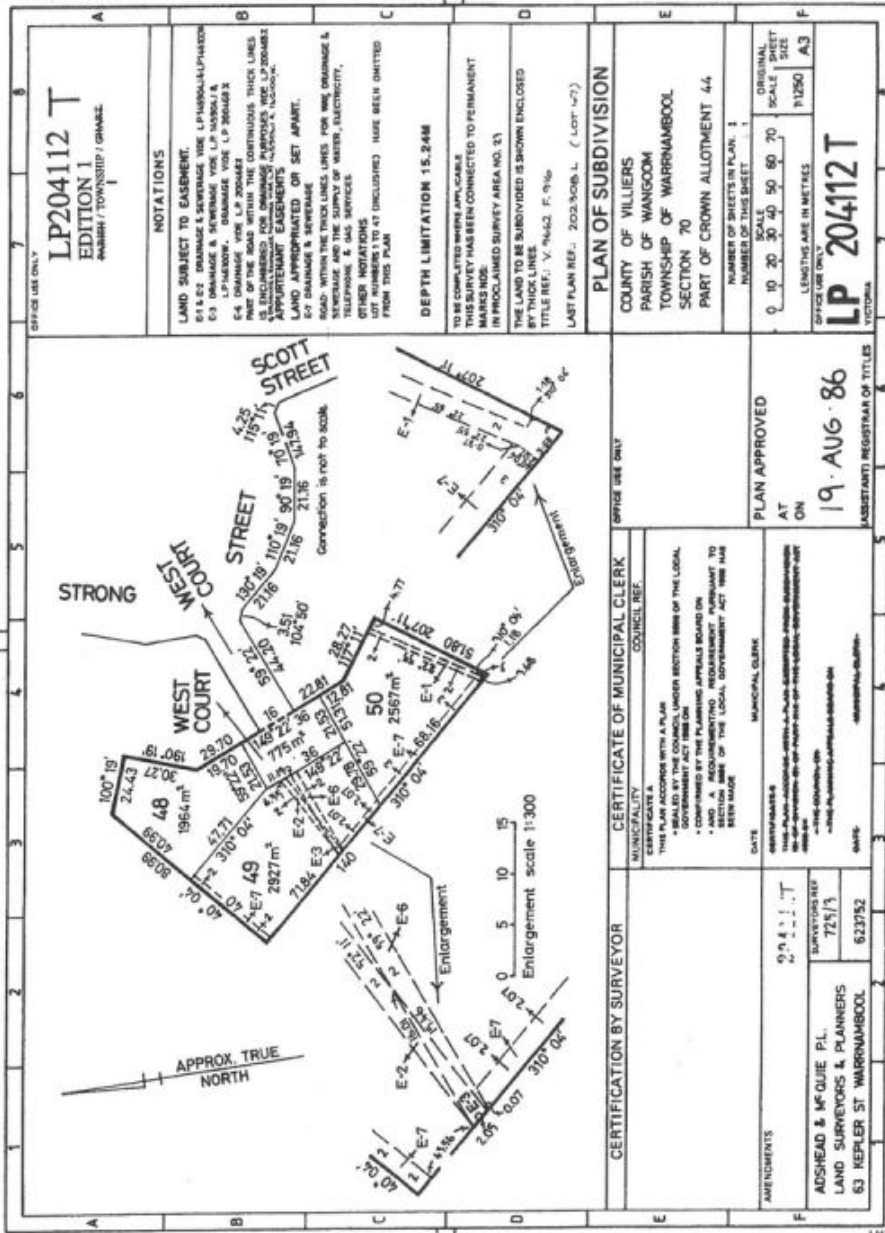
3Phase Power - Lock up yard.

Available Now, Long Lease.

Type	: Industrial
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
03 5561 1677



OFFICE USE ONLY
LP204112 T
 EDITION 1
 PARISH / TOWNSHIP / GRANGE

NOTATIONS

LAND SUBJECT TO EASEMENT
 E1 E-1 DRAINAGE & SEWERAGE VIDE LP 190044/1/14/000
 E2 DRAINAGE & SEWERAGE VIDE LP 200041/1/1
 E3 DRAINAGE & SEWERAGE VIDE LP 200041/1/1
 E4 DRAINAGE VIDE LP 200041/1/1
 E5 DRAINAGE VIDE LP 200041/1/1
 E6 DRAINAGE VIDE LP 200041/1/1
 E7 DRAINAGE VIDE LP 200041/1/1
LAND APPROPRIATED OR SET APART
 ROAD - WITHIN THE THICK LINES FOR THE DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, ELECTRICITY, TELEPHONE & GAS SERVICES
 OTHER NOTATIONS
 NOTATIONS NOT INCLUDED HAVE BEEN OMITTED FROM THIS PLAN

DEPTH LIMITATION 15.24M

THE LAND WITHIN THESE BOUNDARIES
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
 MARKS NOS.
 IN PROCLAIMED SURVEY AREA NO. 21
 THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
 BY THICK LINES
 TITLE REF. V. 9462 F. 9/6
 LAST PLAN REF. 202.3098 L. (LOT 1-7)

PLAN OF SUBDIVISION

COUNTY OF VILLIERS
 PARISH OF WANGOOM
 TOWNSHIP OF WARRNAMBOOL
 SECTION 70
 PART OF CROWN ALLOTMENT 44

NUMBER OF SHEETS IN PLAN: 1
 NUMBER OF THIS SHEET: 1
 ORIGINAL SCALE: 1:1250
 SCALE: 1:1250
 ORIGINAL SIZE: A3
 LENGTHS ARE IN METRES

OFFICE USE ONLY
LP 204112 T
 TOWNSHIP

OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK
 MUNICIPALITY: COUNCIL REF.

THIS PLAN HAS BEEN MADE WITH A PLAN
 FILED BY THE COUNCIL UNDER SECTION 106B OF THE LOCAL
 GOVERNMENT ACT 1988 ON
 CONFIRMED BY THE PLANNING APPEALS BOARD ON
 RECOMMENDATION OF THE PLANNING APPEALS BOARD TO
 SECTION 106B OF THE LOCAL GOVERNMENT ACT 1988 HAS
 BEEN MADE

DATE: 19 AUG 86
 MUNICIPAL CLERK
 ASSISTANT REGISTRAR OF TITLES

CERTIFICATION BY SURVEYOR

ADSHED & McGUIRE PL.
 LAND SURVEYORS & PLANNERS
 63 KEPLER ST WARRNAMBOOL
 SURVEYORS REF: 725/13
 622752

PLAN APPROVED
 AT
 19 AUG 86
 ASSISTANT REGISTRAR OF TITLES

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
 * DELETE WORDS NOT APPLICABLE

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

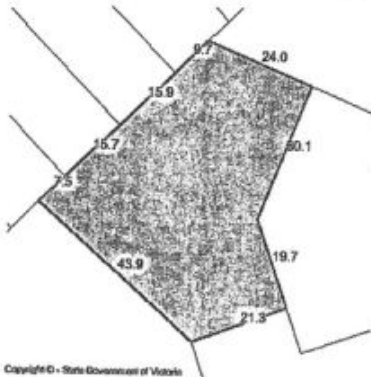
Directory Reference: VicRoads 514 F6

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](#)

Copyright © - State Government of Victoria

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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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