

Beverley, 4/109 Ledger Road

Versatile Office & Warehouse Facility in Prime Inner-West Location

Positioned in the tightly held industrial precinct of Beverley, this flexible and secure property presents an outstanding opportunity for a wide range of businesses. With a total lettable area of approximately 748sqm, the layout includes a 544sqm high-clearance warehouse, 156 sqm of office space and a 48sqm mezzanine above the office area-ideal for storage or additional workspace.

Air-conditioned office spaces with reception, multiple offices, kitchen and meeting rooms. Warehouse clearance of 4 metres, Besser Block construction and three phase power.

Key Features:

- * Total building area 748sqm
- * High-clearance warehouse 544sqm (approx.)
- * Office 156sqm (approx.)



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Lease

CONTACT RALPH PACILLO 0433 117 801

Building Area

748sqm

Contact

Ralph Pacillo

0433 117 801

ralph@ljhfp.com.au

LJ Hooker Flinders Park
(08) 8352 1155

- * Male and female amenities
- * Mezzanine 48sqm (approx.)
- * Six on-site car parks
- * Three-phase power
- * Security system in place
- * Wide sliding door access

Location Highlights:

Strategically located just 6km* from the Adelaide CBD, Beverley offers excellent connectivity to South Road, Port Road, and Grange Road, making distribution, commuting, and client access efficient and convenient. The area is home to a wide array of industrial users, trade services, and manufacturers, making it one of Adelaide's most sought-after light industrial hubs.

For further details or to arrange a private inspection contact Ralph Pacillo 0433 117 801 of LJ Hooker Flinders Park - RLA 215339.

Disclaimer:

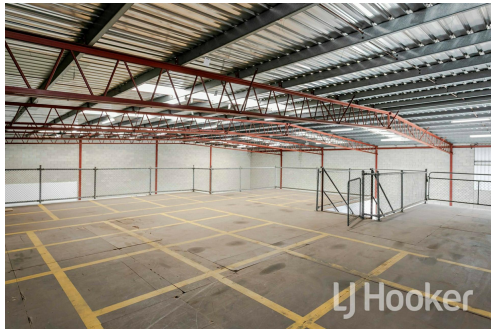
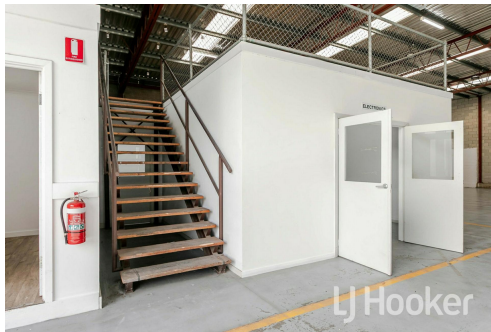
Information and imagery which is believed to be accurate based on 3rd party sources and inspections of the property before or at the time of advertising. Prospective tenants or other parties should make their own enquiries about the validity and accuracy of this information and view the property before making any leasing decisions.

More About this Property

Property ID	J7UH67
Property Type	Industrial/Warehouse
Building Area	748 m2
Land Area	995 m2

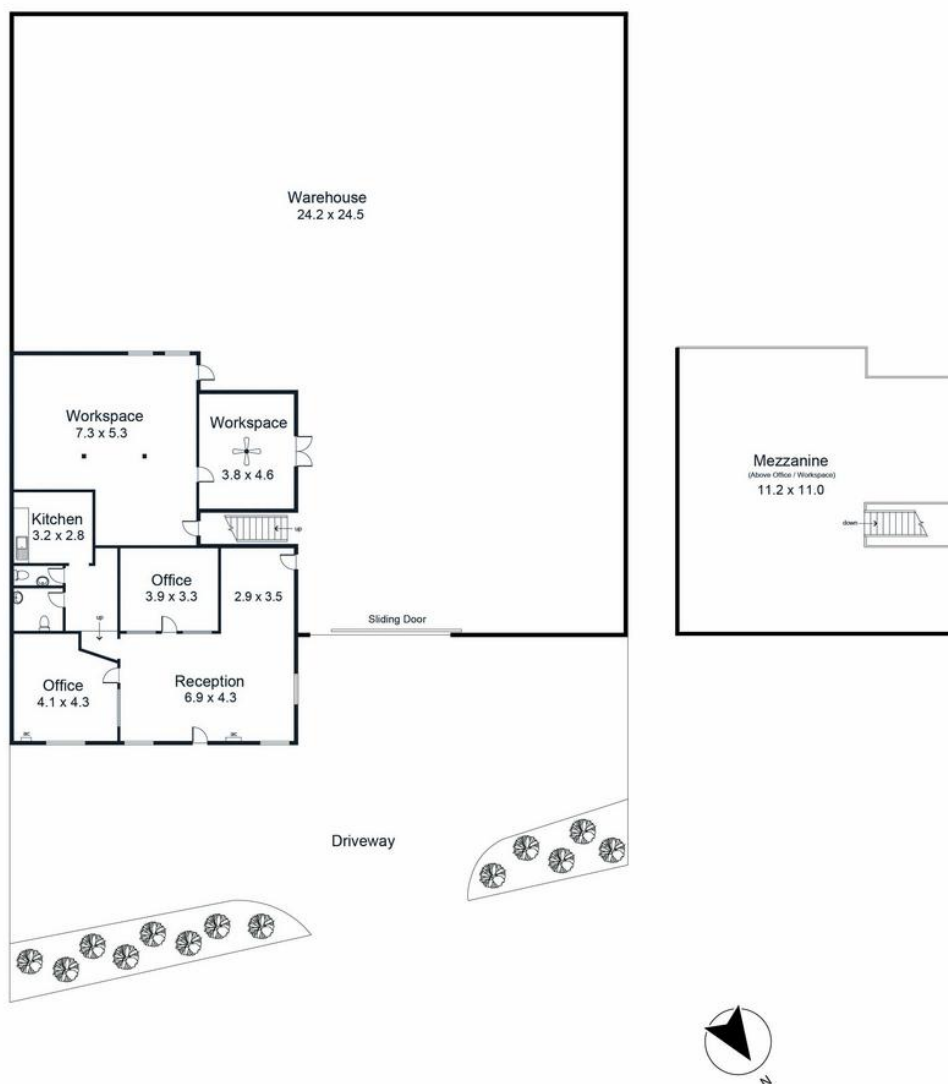
Ralph Pacillo 0433 117 801
 Licensee | ralph@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155
 Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Flinders Park
(08) 8352 1155



Area (Estimate only)	
Reception / Workspaces	156.0 m ²
Warehouse	544.7 m ²
Mezzanine	48.2 m ²
Total	748.9 m²

For illustrative purposes only.
All measurements are approximate