



Highly Accessible Warehouse with partitioned Office

Industrial/Warehouse • Offices

3/7 Rivers Street, Bibra Lake, WA 6163

Floor Area: 388 m²

For Lease

\$34,500.00 net pa + GST

Property Description

- **Well-Built Partitioned Office**
- **Functional Warehouse**
- **Front and Rear Roller Door Access**

Fantastic modern office/warehouse with ample parking, loading and yard area is now For Lease.

The subject property offers a large amount of office space including four separate offices two meeting rooms, and a board room. See floor plan for more details.

The subject property offers:

- Warehouse of Approx. 250 sqm
- High quality office approx. 140 sqm (70sqm is mezzanine)
- High truss height (Approx. 4.5m at center)
- Security gates to the property
- Ample parking and loading area
- Easy Truck Access
- Good natural lighting
- Two Kitchen facilities

Building Area: 318 sqm Approx.

Current Rent: \$34,500.00 pa net + GST...



Jonathan Kilborn

0404 796 137

Shannon Swarts

0448 218 629

AGORA Property Group - NEDLANDS

Level 1, 187 Stirling Highway, Nedlands WA 6009