



## BREAK LEASE / INCENTIVES OFFERED

Offices

25 Lyall Street, South Perth, WA 6151

**Floor Area:** 122 m<sup>2</sup>

**Land Area:** 598.00 m<sup>2</sup> (approx)

### Property Description

DFR Commercial are pleased to present to the market this "Old World Charm" standalone professional office. With a cosy welcoming feel from its heritage charm, this property is well positioned in the centre of South Perth walking distance to all it has to offer.

The property is within 500m to Kwinana freeway, and in very close proximity to the city and main arterial roads such as Canning Highway, Albany Highway, and Shepperton Road - you wouldn't want to work anywhere else.

Features include:

- Total land area 598m<sup>2</sup> (approx)
- Total building area 122m<sup>2</sup> (approx)
- Four separate offices
- Large open plan central area
- Four undercover secure car bays (\$396 incl GST PCM optional lease)
- Security alarm system & roller shutters
- Reverse cycle air conditioning
- 3 months rent free available (terms apply)
- Available immediately

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**For Lease**

**\$30,000 p/a + GST + O/G's**



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