



## LARGE SHOWROOM WAREHOUSE WITH GREAT EXPOSURE

Showrooms/Bulky Goods • Retail

198 Boulder Road, South Kalgoorlie, WA 6430

**Floor Area:** 680 m<sup>2</sup>

**Land Area:** 1012.00 m<sup>2</sup> (approx)

**For Lease**

**\$8,500PCM + GST + Outgoings**

### Property Description

This well located showroom & warehouse will be available to lease from the 4th October 2021.

Large 680sqm premises includes;

- 2 good sized office spaces
- Reception/showroom area
- Ramp access to large warehouse
- Rear lane roller door access is available to the warehouse
- Male/Female ablutions inside warehouse
- Staff room/kitchen area
- Customer/staff parking is available to the front of the building

Estimated Outgoings 2021/2022:

Council Rates: \$10,420.00PA + GST

Water Rates: \$559.20PA + GST

Insurance: TBC

To book a viewing, please contact John Matthew & Sons Commercial Leasing Manager Shani O'Donnell on 9080 1900 or [commercial@jmsons.com.au](mailto:commercial@jmsons.com.au)



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