

18 Wexford Lane, Bunbury, WA 6230

\$60,000 plus all outgoings

Office Suite



Office Balcony overlooks the city, work and live at the same

This Brand New commercial location is ready for tenants,
There are 2 or multiple tenancies available.

Option 1. To lease tenancy 1 lower level for a commercial business and
Residential upper level work and live at the same location.

The property is a stand out amongst the rest located only a minutes' walk to the town Centre just off Spencer
Street the features include.

Tenancy 1 lower level:

194.95 sqm of space which can be fitted out how desired
Double lock up Garage to the back or the premises
Off street parking to the front for clients with window frontage
Disabled access, toilet and bathroom facilities with shower
Kitchen located at the back of the office
Air-conditioned
Lockable Storage room under the stairs

Tenancy 2 upper level:

199.93 sqm of space of which can be fitted out how desired
Frontage with double Balcony and large windows for signage
Single lock up Garage to the back or the premises with access to up stairs
Off street parking to the front for clients
Kitchen and bathroom facilities with shower located at the back of the office
Air-conditioned

You can lease both top and bottom floors for \$60,000 per annum or 1 floor top or bottom for \$30,000 per annum

This location is prime real estate and the area is developing fast this won't last long.

Location Location Location is the KEY!

Listed By

Clinton Knop

Open for Inspection

By Appointment.

