

37/46 Great Eastern Hwy, Somerville, WA 6430

Leased - \$42,000

Office Suite



## Unique, with everything you need plus more!

This 350m2 Warehouse/Storage Unit is situated in a block of 37 Units in the popular industrial area of West Kalgoorlie. Site is known as 'The Gateway Complex' and is located on Great Eastern Highway one of the main arterial roads leading in and out of Kalgoorlie.

This unique unit in the gateway, has it all, reception area when you initially enter from the pa door, 3x separate office spaces with modern, neat & tidy finishes, a modern kitchen/staff room, with the fit out complete the hard work has been taken care of making no delays to slot right in and operate immediately.

### Open for Inspection

By Appointment.

Asking rent: \$3,500.00 plus GST per calendar month

Key Features include:

- Total Area 350m2 approximately
- Internal floor area: 297m2
- Yard to the rear: 53m2
- Zoned Mixed Business
- Roller door and pa door access into modern reception
- 3x separate office spaces
- Reverse cycles in all 3 offices & reception area

Great positioning with being one of the front units in the complex

### Listed By

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