

Leased

Suite 3, 573 Canning Hwy St, Alfred Cove



Perfect Small Business Office Space - 65sqm...

Located in Alfred Cove, this 65sqm office is perfect for any small business. Pricing includes all outgoings. This is a sub-lease arrangement as approved by the current lessor, owners and managing Real Estate agent. The space is split up into two separate spaces (Separate by glass: Smaller 25sqm, larger 42sqm) for any individual/business wanting two rooms. (Both spaces Approx \$1800/\$1900 per Month, or short term larger office \$1200 per month)

Current Lessor will consider sub-leasing the front section (42 sqm) only for \$300 per week (\$1200 a month - Includes outgoings), both options include 1 car bay and street signage. The office is currently occupied by a Graphic Designer utilising the smaller of the spaces but needing to relocate urgently due to downscaling of his business and moving house/working from home.

The larger space was originally a busy hub comfortably operating with 2-3 graphic designers and then later, as a part-time Photography Studio.

Both rooms have their own split system air-con, there is ground floor communal kitchenette, toilet and shower facilities (Including a disabled toilet) on the ground level.

Price	\$1,900 per month
Property Type	Commercial
Property ID	309
Floor Area	65 m2

Agent Details

Jaimee Lee - 0422 854 722

Office Details

Attadale
Unit 20a 550 Canning Hwy Attadale
WA 6156 Australia
08 9317 2221



Please contact Cam on 0402 234 280 to schedule a time to come and view the space. The sub-lease is for 6-9 months. (Lease expires on 31 March 2015 in this sub-lease arrangement - with the option to take over the lease from this date for the right applicant)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.