



## 979 Albany Highway, EAST VICTORIA PARK 6101

*Ground Floor, Street Front, Ready to Go!*

<b>Premises:</b>	Suite 14
<b>Area m<sup>2</sup>:</b>	152
<b>Rent:</b>	\$38,000 p.a. Plus GST
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	\$9,193



### Location

Highly accessible East Vic Park location



### Availability

Immediately



### Parking

4 Dedicated bays



### Air Conditioning

### Location:

This boutique office suite enjoys an excellent location on the doorstep to the "Albany Hwy Hot Spot" whilst retaining excellent accessibility for staff and clients. There is ample free two hour car parking in close proximity with the premises having exclusive use of 4 onsite bays.

### Description:

- Ground floor street front office
- Partitioned layout
- Close to nearby cafe's and restaurants

Suite 14 is a prime ground floor office situated within a boutique three level mixed use complex enjoying excellent frontage and exposure to Albany Highway.

There are substantial glass frontages providing excellent natural lighting to the inviting reception and meeting area. The remainder of the suite features a functional office layout with a combination of open plan areas and partitioned offices. A good level of glass partitioning has been used which promotes a feeling of spaciousness.

Suite 14 is fully self contained with kitchenette, toilet & shower. The premises is alarmed and air-conditioned throughout. Contact Porter Commercial to register your interest today.

### Contact:

**Cameron Porter**

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