



## 36 Hargreaves Street, BELMONT 6104

*Lock & Leave Office & Storage - Highly Accessible - Close to Airport & Major Traffic Routes*

<b>Premises:</b>	Whole Building
<b>Area m<sup>2</sup>:</b>	140
<b>Rent:</b>	\$35,000.00 p.a. plus GST
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	



**Parking**  
3 car bays



**Natural Light**



**Air Conditioning**



**Location**  
Highly accessible

### Location:

Situated directly opposite Pet Barn and the new "Belmont Central" complex the property receives excellent exposure from high levels of daily traffic frequenting the complex. Being metres from Great Eastern Highway the property also enjoys excellent access to the Domestic and International airports, Perth CBD and the greater metropolitan area.

### Description:

- Freestanding & Self Contained
- End of Trip Facilities
- "Mixed Business" zoning

This 140 square metre freestanding office comprises a functional partitioned layout that would suit many uses. Internally the well-presented space features end of trip facilities, kitchen, separate male and female toilets, split system air-conditioning and natural light throughout. Three car bays directly in front of the premises are included at no additional cost.

Contact Porter Commercial today for further information or to arrange an inspection.

### Contact:

**Cameron Porter**  
T 0422 164 058  
E [cporter@portercommercial.com.au](mailto:cporter@portercommercial.com.au)

**Nick Geers**  
[ngeers@portercommercial.com.au](mailto:ngeers@portercommercial.com.au)