



## UNDER OFFER

Offices

2/2 Braid Street, Perth, WA 6000

**Floor Area:** 76 m<sup>2</sup>

### Property Description

This modern, well-presented office is now available for lease. The 76 sqm space features high ceilings and large windows that let the light in. The window glass is thick and keeps the traffic noise out but gives great exposure to the Newcastle Street frontage. Largely devoted to open plan, there is a large private office suitable for private meetings or executive use, new kitchenette to be installed and universal access bathroom. There is one secure, under cover car bay included in the rental. The existing furnishings are also available for purchase.

Located near the intersection of Lord and Newcastle Streets in Perth, it offers conveniently access to Polly Farmer Freeway tunnel and is only a short walk from both the Claisebrook and McIver train stations. Local lunch bars and cafes are also nearby

Annual rent is \$325 psm or \$24,700.00 + outgoings + GST  
Outgoings are budgeted at \$7,200 p.a. + GST

Call Jason Hughston on 04 08 902 907 for further details or to arrange your appointment to inspect

**Leased**

Leased: Wed 08-Aug-12



**Jason Hughston**

0408902907

**L.J. Hooker Victoria Park -  
Victoria Park**

288 Albany Highway, Victoria Park  
WA 6100

