



## Refurbished Quality Fitouts

Leased

Leased: Mon 22-Feb-21

Offices

38 Richardson Street, West Perth, WA 6005

### Floor Area:

138.0 m<sup>2</sup> - 406.0 m<sup>2</sup>



## Property Description

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- **Affordable Rents and Incentives**
- **Flexible Lease Terms**
- **High Parking Availability**

38 Richardson Street is a quality, three storey office building well situated at the western end of West Perth. The building features ground floor car parking with three floors of office accommodation above, with pleasing views to the tree lined Richardson Street and surrounding West Perth area.

Located on the northern side of Richardson Street at the western end of West Perth, the building is easily accessed between Thomas Street and Ventnor Avenue. The property is a short walk to the Red CAT bus service and the Hay Street cafe and restaurant strip, with immediate access into Subiaco via Bagot Road and Hay Street.

### Available Areas:

Level 2 | 406 sqm – Recently refurbished whole floor with a quality existing fitout including 7 offices, meeting rooms, boardroom, kitchen and open plan workstations.

Level 3 | 138 sqm – Existing fitout in place with a reception area, 3 offices, meeting rooms, boardroom and open plan with natural light throughout.

The building benefits from low outgoings at \$148.81/sqm and a parking ratio of 1 bay per 40sqm of leased area at \$250/bay/month plus DOT levies.

For more information or to arrange an inspection please contact the listed agent.

## Additional Details

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**Energy Efficiency**  
4.0-star NABERS

38 Richardson Street, West Perth, WA 6005



**Harry Mettam**

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**Cygnets West**

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