



## Superbly Presented Cost Effective Character Office / Consulting Rooms

Offices • Medical/Consulting

55 Labouchere Road, South Perth, WA 6151

**Floor Area:** 155 m<sup>2</sup>

### Property Description

- Available immediately
- Suits office or medical
- Signage opportunities

LJ Hooker Commercial as Exclusive Leasing Agents are pleased to present this professionally presented character office / consulting rooms which features great exposure and an abundant of on-site car parking.

The premises contains a functional fit-out comprising a reception / waiting area which can easily be converted to open plan if required, 4 offices / consulting rooms, kitchen / breakout and toilets.

The property consists of 155sqm\* plus up to 10 car parking bays at front and rear for \$50 per bay/month + GST.

Other building features include high ceilings, excellent natural light, ducted air conditioning and alarm system.

#### Location:

Situated only a few paces away from the Perth Zoo, a short walk to the river and a quick stroll to a fine selection of bars and restaurants along Mends Street. Situated only 4km from the Perth CBD, this a much more relaxed setting than your typical business district. Adjacent to the Kwinana Freeway and has access to numerous public transport options.

**Leased**

Leased: Tue 08-Jun-21

### Additional Details

<b>Building</b>	<b>Car Spaces</b>
Whole	10

**Parking Comments**  
Up to 10 bays @  
\$50 per bay/month  
+ GST



**Jack Bradshaw**

0439095336

**LJ Hooker Commercial - Perth**  
Suite 6, 388 Hay Street, Subiaco  
WA 6008