



Modern and Presentable Office/Warehouse

Industrial/Warehouse • Offices

U6, 15 Walters Drive, Osborne Park, WA 6017

Floor Area: 636 m²

Property Description

- **Spacious complex**
- **Open plan office area**
- **Ample parking**

The property is situated within the Herdsman Business Park, approx. 7km north of the Perth CBD. The site benefits from having easy access to the Mitchell Freeway, Scarborough Bch Rd and Perth's major road networks.

The office has large windows allowing excellent natural light, partitioned, reverse cycle air-conditioning, networked, security system, kitchen and end of trip facilities. The office is formed into two components. The front section is a combination of office/open plan and tech room. The rear section is a combination of offices/boardroom and amenities.

The warehouse has a high roof, large roller door and 3 phase power connected. The exterior of the building is landscaped with ample parking and wide-open access.

Office/warehouse approx. 636sqm
Office/amenities area approx. 256sqm
Warehouse area approx. 380sqm
Mezzanine area of approx. 80sqm (can stay or go)

For Lease

\$65,000 P.A. Exc. GST
Plus Outgoings

Additional Details

Municipality
City of Stirling



Daniel Sanzone

0408 942 971

**WA Commercial Real Estate -
OSBORNE PARK**

Level 1, 465 Scarborough Beach
Road, Osborne Park WA 6017

