



# TAKE ADVANTAGE OF THE MARKET CYCLE AND BUY YOUR OWN OFFICE NOW

**For Sale or Lease**

From \$480,000 / \$225/m<sup>2</sup>

Sale by Negotiation

Offices

326 Hay Street, Perth, WA 6000

## **Floor Area:**

141.0 m<sup>2</sup> - 282.0 m<sup>2</sup>



## Property Description

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- **141m2 to 242m2 OPTION**
- **PERFECT OWNER OCCUPIER CITY OPPORTUNITY!**
- **WELL PRESENTED PARTITIONED OFFICES!**

141m2 or 282m2 Fully partitioned offices - perfect opportunity for an owner occupier to take advantage of the market cycle and get into the City at an affordable price.

Unit 18 - 141m2 - rear unit facing to the north.

- Partitioned to include reception, large boardroom/ training room, 5 glass partitioned offices, Store and private internal kitchen.
- Good natural light and out-look from north facing windows.

Unit 19 - 141m2 - Front facing unit overlooking Hay Street to the south.

- Partitioned to include reception, Boardroom, 2 glass partitioned offices, open plan, server room (separate air-con).
- Great natural light and outlook from south facing windows.

Units can easily be sold separately or together.

Both units are;p

- separately air-conditioned,
- 1 allocated car-bay each
- have been made good with fresh painting,
- have alarms
- are separately meted

Building has brand new lift and the strata-company have surplus in the sinking fund.

Call now to arrange an inspection. Well located on the corner of Hay St and Hill St, across from the Grosvenor Hotel and right on the edge of the CBD proper.

Easy access to the Graham Farmer Freeway and surrounded with amenity.

## Additional Details

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### Tenure Type

Vacant Possession

### Parking

#### Comments

1 allocated onsite car-bay per unit (If leasing the rate per carbay per month will be \$350 + Govt Levy + GST)

326 Hay Street, Perth, WA 6000



**Adam Smith**

0434 216 575

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**Altegra Property Group - Perth**

Level 7, 12 St George's Terrace,  
Perth WA 6000