

Leased



Unit 6, 7 King Edward Rd, Osborne Park



## NEW TO MARKET!!!!

Unit 6 is a very well presented office/warehouse measuring 316sq m\* with an additional covered and secure 52sq m\* rear yard. Warehouse: \* 266sq m\* \* Truss height 6m - 7mH \* Front roller door (5mH x 3.7mW) \* 3 phase power (80amp isolator) plus GPO's \* Painted walls and floors Office/amenities: \* Office: 50sq m\* approx. \* Reception area, two office areas plus storage \* Glass frontage with the extra security of a roller door and bollards \* Wooden/vinyl flooring \* Ceiling fans \* Lunch room with kitchenette \* Two toilets Other features: \* Covered and secure yard: 52sq m\* \* 7 car bays \* Mezzanine: 60sq m\* \* Building dimensions 22m Depth x 14m Width

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

<b>Price</b>	\$30,000 p..a plus outgoings plus GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	25203
<b>Warehouse Area</b>	266 m2

### Agent Details

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### Office Details

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