



Unit 12, 17 Foley St, Balcatta



## Offers Invited

Behind this unassuming frontage lies an office suite of exceptional quality.

The current fit-out which is included in the sale consists of the following:-

- Spacious entry statement and reception area
- Generous 6m x 4m boardroom
- 3 Glass partitioned offices
- Space for 18 workstations
- Fibre to the building with full internal wiring
- Ducted reverse cycle air-conditioning
- Security Alarm System
- Fully equipped kitchen with dishwasher
- Internal male and female toilets with shower
- Net lettable area of 225sqm
- Strategically located for freeway access in all directions and just 10km northwest of the Perth CBD

*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.*

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<b>Price</b>	\$680,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	27511
<b>Office Area</b>	225 m2

### Agent Details

Larry Gallagher - 0418 946 357

### Office Details

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