



**Unit 1, 35 Guthrie St, Osborne Park**



1/35 Guthrie Street Osborne Park for lease \$50,000 p.a plus  
outs + GST

**UNIT 1 – Front Office/Warehouse Opportunity in Osborne Park**

**Now Available – Prime Industrial Space with Office Fit-Out**

**Total Strata Area:** 289 sqm

- **Internal Area:** 236 sqm
- **Rear Yard:** 53 sqm (enclosed)

**Key Features:**

- Professionally fitted-out office space
- Airconditioning to accommodate the seasons
- Additional upstairs area for flexible use
- Secure, enclosed rear yard
- Front roller door for easy warehouse access
- Dedicated crossover with direct access to Guthrie Street

This versatile unit offers the perfect combination of office and warehouse functionality in a sought-after Osborne Park location. Ideal for businesses seeking a practical and well-located premises.

**Enquire today to arrange a viewing.**

📏 289 m2

<b>Price</b>	\$50,000 p.a. plus outgoings plus GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	31801
<b>Land Area</b>	289 m2
<b>Warehouse Area</b>	236 m2

**Agent Details**

Jackie Skubevski - 0428 820 052

**Office Details**

Xceed Real Estate - Commercial  
Leasing & Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



*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.*