

# FOR LEASE

59 Carrington Street, Nedlands

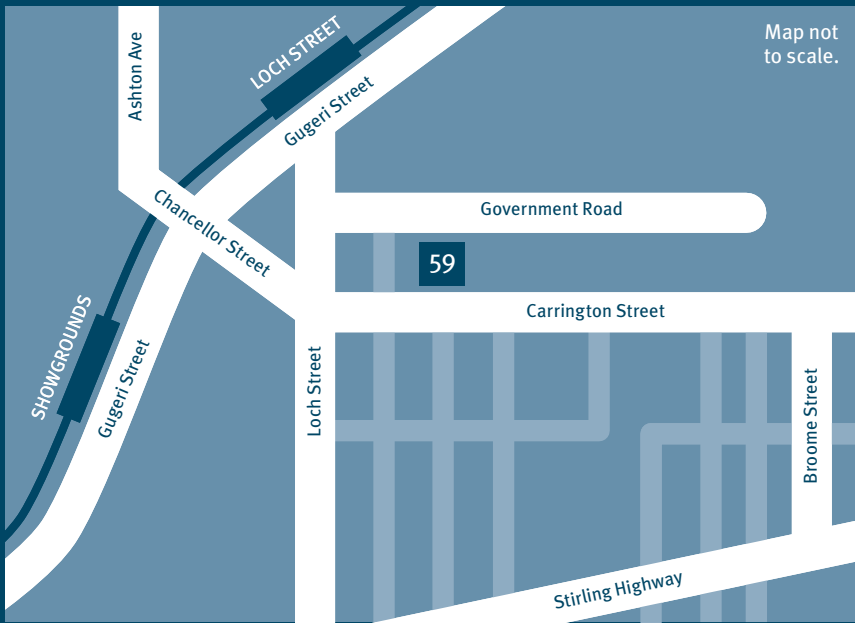


## Location with style

- 500m<sup>2</sup> showroom/warehouse
- Studio/office use possible with council approval
- Flexible open plan with mezzanine level offices
- Stylish, modern fit out, quality finishes
- Dual street access and parking



PROPERTY



Map not to scale.

The pending closure of Catt Design opens the door to a unique leasehold opportunity. Redeveloped only three years ago, these architecturally designed, open plan premises include three air conditioned offices, new kitchenette and two wc's, all boasting high quality fit out and stylish, modern finishes.

The net lettable area of 500 square metres comprises 433 m<sup>2</sup> on the ground floor together with 67 m<sup>2</sup> of mezzanine. Zoned light industrial, the premises are currently approved for Showroom/Warehouse purposes, however a myriad of alternative uses are available with council approval.

This location offers exceptional convenience having ample customer parking, dual street access with roller door and additional parking at rear.

# 9364 5199

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