

# FOR LEASE

## Churchill Knight

REAL ESTATE AGENTS

## 154 HAMPDEN ROAD, NEDLANDS

### PRICE REDUCED!

#### PROPERTY PROFILE

Address: 154 Hampden Road, Nedlands  
Lot/Unit Number: Unit 9  
Use: Office / Medical Suite  
Size: 162 Square Metres  
**GROSS Rent PA: \$48,000 plus GST**  
Outgoing PA: **INCLUDED IN RENT** \$9,000 plus GST

#### PROPERTY FEATURES

- Air Conditioned – 3 Separate Zones
- Fully Partitioned
- Natural Light to every room
- Close to Kings Park
- Great Corner Street Exposure
- 5 Undercover Car Bays Included
- Leasing Incentives

#### PROPERTY DESCRIPTION

### FULLY FITTED OUT, INCLUDING 5 UNDER-COVER CAR BAYS

#### 9/154 HAMPDEN ROAD, NEDLANDS

This space is fully partitioned and naturally lit. The premises include air conditioning for three separate plants to three (3) separate zones, there is an option of re-carpeting and installing a kitchenette, at the owner's cost.

There are 5 under-cover car bays included and located on a corner block in the lovely, leafy suburb of Nedlands. There is a local strip of retail and professional services, and a collection of cafes along Hampden Road. The location has proximity to Kings Park, University of WA, Sir Charles Gardiner Hospital and public transport.

Book an inspection to see the properties potential in person!

**IVOR COHEN, DIRECTOR**

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