

# FOR LEASE



## Unit 4 / 141 Russell St, Morley

Office | Retail | Showroom

186 sqm

Direct Street Exposure

On-Site Parking

Brilliant Signage Opportunity

**Eric Rogers**

**m:** 0412 228 555

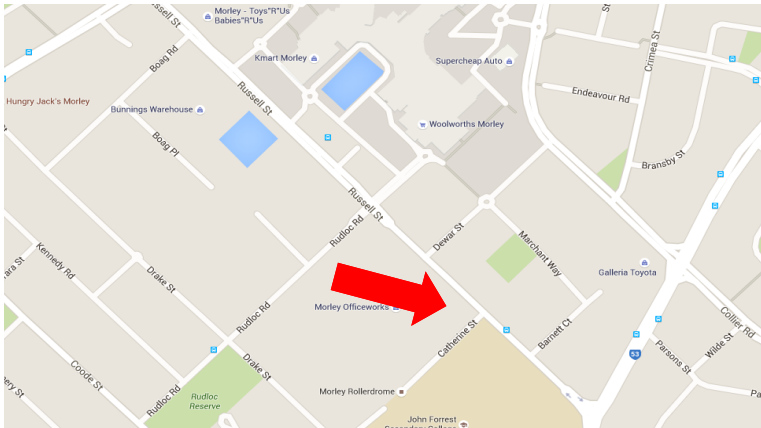
**e:** [egr@metwaywa.com](mailto:egr@metwaywa.com)

**9228 2255 (24 Hours)**  
**[www.metwaywa.com](http://www.metwaywa.com)**

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# Unit 4, 141 Russell St, Morley



## Location

Brilliant corner location at Russell Street and Catherine Street, directly opposite the John Forrest Secondary College and in close proximity to the Galleria Shopping Centre gives the property enormous exposure to a high volume of regular passing traffic.

## Premises

Occupies the ground floor corner location. Front section is a modern showroom area and the rear portion offers high clearance roller door access with direct crossover access.

Signage opportunities abound!

## Lettable Area

186 sqm

## Rental (+GST)

\$220 / sqm pa

\$3,400 / pcm

## Outgoings (+GST)

\$50 / sqm pa

\$775 / pcm

## Parking

Ample On-Site Parking Available

## Lease Term

1 - 3 Years

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