

# FOR LEASE

## Churchill Knight

REAL ESTATE AGENTS

# Suite 1, 3 Barker Avenue, Como

## PROPERTY PROFILE

Address:	3 Barker Avenue
Suite / Lot Number:	1 / 25
Use:	Office
Size:	104 Square Metres
<b>Rent P.A.:</b>	\$30,000.00 plus GST
Outgoings PA:	\$12,500.00 plus GST (Estimate)

## PROPERTY FEATURES

- EXCELLENT EXPOSURE
- CONVENIENT LOCATION
- CARPETED
- AIR CONDITIONED
- 5 CAR BAYS AVAILABLE
- KITCHENETTE WITH BUILT IN DISHWASHER

## Office Suite Available – Furnished – Move in Ready!

This well-presented fully furnished ground floor office space is available immediately. The premises are not only conveniently situated, (bus stop outside and close to Canning Highway) it also has two entries, Main Front entry & Rear entry/exit. It is air conditioned (reverse cycle), carpeted, has a kitchenette with a fridge and a built in dishwasher included. The toilet / end of trip facilities is located conveniently, inside at the rear of the premises. It includes storage, workstations, and a spacious boardroom. If the above isn't enticing enough for you, how about the 5 car bays that are for the tenant's and their client's **exclusive use**.

Contact us for further information OR book an inspection today!

**IVOR COHEN, DIRECTOR**

**MOBILE: 0418 923 652 | OFFICE: 08 9422 3600**





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