



## Area A/174 Railway Parade, Bassendean WA

### KEY INFORMATION

#### Address

Area A/174 Railway Parade, Bassendean WA

#### Price

Negotiable

#### Type

Commercial / Industrial/Warehouse

#### Land Area

N/A

#### Build Area

2446 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

Fantastic opportunity to lease a highly functional and recently refurbished well presented office/workshop in a highly sought after location.

The subject property offers potential tenants with the following key attributes:

- Total building area: 2,446 sqm\* being offices 560 sqm\* and combined workshop/store/mezz 1,886 sqm\*
- Dual Street access from Railway Parade and Wood Street
- Multiple roller and sliding door access points throughout
- Main workshop currently split into different bays however can easily be opened up
- Multiple gantry cranes in two separate workshops
- Good level of three phase power
- Zoned: 'Light Industry' capable with various uses
- High Quality Office with great presentation
- Located just on the doorstep of Ashfield Train Station
- Key road linkages to Railway Parade, Guildford Road, Collier Road, Tonkin Highway

For more information or to inspect the property, kindly contact Max Vaghella....



#### Max Vaghella

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