



## 1 Aldgate Street, Mandurah WA

### KEY INFORMATION

#### Address

1 Aldgate Street, Mandurah WA

#### Price

NEGOTIABLE

#### Type

Commercial / Medical/Consulting

#### Land Area

N/A

#### Build Area

450 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

We are pleased to present 1 Aldgate Street, Mandurah for lease - a brand new and well designed healthcare building offering flexible tenancy options to suit medical, dental and allied health operators.

Strategically positioned on Anstruther Road, opposite ALDI Supermarket, this modern property enjoys outstanding exposure and easy access for patients and staff alike.

With a total building area of approximately 450sqm, the property can be leased as a whole premises or split into two tenancies, providing the flexibility to accommodate a range of practices.

#### Key Features:

- ? 450sqm total building area - flexible design to suit one or multiple tenants
- ? Purpose-built for medical & allied health - ideal for GPs, specialists, dental and allied operators
- ? Prominent signage and exposure to Anstruther Road
- ? Ample on-site car parking, including disabled bay
- ? Opposite ALDI & Jack & Jill Early Learning Centre, enhancing visibility and convenience
- ? Close proximity to Mandurah Forum Shopping Centre, Mandurah Foreshore (and Mandurah Aquatic & Recreation Centre

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

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This is a rare opportunity to secure a brand new, high-profile healthcare facility in one of Mandurah's busiest precincts.

For further details or to arrange an inspection, please contact the leasing agents...