



## 1 Bramall Street, East Perth WA

### KEY INFORMATION

#### Address

1 Bramall Street, East Perth WA

#### Price

UNDER OFFER

#### Type

Commercial / Industrial/Warehouse

#### Land Area

288 sqm

#### Build Area

180 sqm

#### Car Spaces

N/A

#### Listing Type

Leased

Position your business in one of Perth's most tightly held inner-city industrial pockets. Located just minutes from the CBD, 1 Bramall Street presents a versatile office/warehouse facility ideal for trade, distribution, light industrial or creative commercial users seeking convenience and connectivity.

Situated in the highly sought-after industrial precinct of East Perth, this property offers:

- ? Functional office/warehouse configuration
- ? High truss warehouse with 6m\* internal clearance
- ? Roller door access for efficient loading and deliveries
- ? Quality office space featuring 4 rooms and an open plan area
- ? Outdoor lunch area
- ? Amenities including kitchenette and bathroom facilities
- ? On-site parking available
- ? Zoned for flexible commercial/industrial use
- ? Immediate access to major arterial roads
- ? Close proximity to Perth CBD
- ? Convenient connectivity to Northbridge and surrounding commercial hubs
- ? Excellent access to public transport routes

This is a rare opportunity to secure a well-located office warehouse in the highly sought-after industrial precinct of East Perth, perfect for businesses looking to combine operational functionality with a professional front-of-house presence.

Total Area: 288sqm\*  
 Warehouse area: 180sqm\*  
 Office area: 108sqm\*  
 Contact Agent  
 Available: Now

\* Approx.

For further information or to arrange an inspection contact Shannon Swarts or Max

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 Nedlands WA 6009  
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[www.agoraproperty.com.au/property/34164555](http://www.agoraproperty.com.au/property/34164555)

### AGENT INFORMATION



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