



## 2/45 Welshpool Road, Welshpool WA

### KEY INFORMATION

#### Address

2/45 Welshpool Road, Welshpool WA

#### Price

Please, get a quote with us

#### Type

Commercial / Retail

#### Land Area

N/A

#### Build Area

269 sqm

#### Car Spaces

8

#### Listing Type

Lease

Strategically positioned within Perth's metropolitan transport network. Welshpool benefits from excellent connectivity to major arterial routes including Orrong Road, Leach Highway, Albany Highway and Roe Highway, providing efficient access to the Perth CBD, the Perth Airport precinct, Fremantle Port and wider metropolitan area. The presence of major freight infrastructure, including the Kewdale/Welshpool rail freight terminals, further strengthens the area's role as a key distribution and logistics hub for Western Australia.

The subject property offers:

- ? Modern Showroom
- ? 820,000 cars passing per average weekday
- ? High quality office/reception area
- ? Kitchenette
- ? Good natural lighting

### AGENT INFORMATION



**Con Passaris**  
PRINCIPAL

D. 9386 9981  
M. 0412 004 374



**Gary Lovi**  
Property Consultant

08 9386 9981  
0417170108

Building Area: 269 sqm approx

Current Rent: \$57,000 pa net + GST

Outgoings: \$11,000 pa + GST

Available: Now

Contact Con Passaris or Gary Lovi to arrange an inspection



Level 1, 187 Stirling Highway,  
Nedlands WA 6009  
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