



## 1/7 Rivers Street, Bibra Lake WA

### KEY INFORMATION

#### Address

1/7 Rivers Street, Bibra Lake WA

#### Price

Contact Agent

#### Type

Commercial / Offices

#### Land Area

N/A

#### Build Area

228 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

A fully fitted-out office offering in the heart of Bibra Lake, available across three separate suites ranging from approximately 76m<sup>2</sup> to 228m<sup>2</sup>. With furnishings already in place, ample on-site parking and flexibility to lease one, two or all three offices, this property suits a range of business operators seeking a low-hassle, ready-to-go workspace.

Each office comes complete with partitioned layouts and furnishings already in situ, minimizing fit-out costs and downtime for an incoming tenant. Good natural light throughout the suites adds to a pleasant working environment, while common toilet facilities service the tenancy. Two of the offices are located on the ground floor for convenient, step-free access, with the third situated on the first floor and accessible via stairs, opening onto its own balcony.

#### Key Highlights

- ? Fully Fitted-Out Partitioned Office Space with Furnishings
- ? Flexible Leasing - Take One, Two or All Three Offices
- ? Approximately 76m sqm to 228m sqm of Combined Floor Area Available
- ? Two ground-floor offices plus a first-floor office with private balcony
- ? Good Natural Light Throughout
- ? Common Toilet Facilities
- ? Ample On-Site Parking
- ? Available Now for Immediate Occupation

### AGENT INFORMATION



**Jonathan Kilborn**  
PRINCIPAL AND LICENSEE

D. 08 9386 9981  
M. 0404 796 137



**Shannon Swarts**  
ASSOCIATE DIRECTOR

08 9386 9981  
0448218629

Office 1A - 76 sqm  
Office 1B - 76 sqm  
Office 2A - Leased  
Office 2B - 76 sqm

Rent: Contact Agent

Available: Now

Contact Jonathan Kilborn or Shannon Swarts to arrange an inspection



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