



## 96 Belmont Avenue, Belmont WA

### KEY INFORMATION

#### Address

96 Belmont Avenue, Belmont WA

#### Price

\$83/sqm net + GST

#### Type

Commercial / Industrial/Warehouse

#### Land Area

N/A

#### Build Area

2395 sqm

#### Car Spaces

N/A

#### Listing Type

Leased

Located on Belmont Avenue, Rivervale this fully renovated corporate Office/Warehouse is ready for immediate occupation with nothing to spend.

The property is easily accessible from both Great Eastern Highway and Leach Highway and provides ample exposure, parking and access for container delivery loading and unloading.

The current owners completed a full refurbishment in late 2017 and the key features included:

- LED sensor lighting throughout the office
- Tag key security system
- New Reverse Cycle Air-Conditioning to the Office
- End of Trip facilities including shower
- Multiple high truss/full span warehouses
- Evaporate cooling to warehouse 1
- Ample power
- Secure hardstand area
- Generous parking and exposure to Belmont Ave
- Near new built in furniture can stay in-situ

Building Areas: Site and Floor Plan Available

Ground Floor Office: 203 m2 - Including a showroom/ open plan office area and boardroom

First Floor Office 203 m2 - Including 8 partitioned offices and open plan break out area with bar

Warehouse 1: 1,026 m2 - Including 6 m wide x 4 m high roller door access and partitioned offices

Warehouse 2: 84 m2

Warehouse 3: 879 m2 - Including 5 m wide x 4.5 m high roller door access and partitioned offices

Total Lettable Area: 2,395 m2 - Can be leased as whole or separate

Land Area: 4,047 m2

Rent: \$199,000.00 pa net + GST

Level 1, 187A Leach Highway,  
Nedlands WA 6009

T (08) 9386 9981

[www.agoraproperty.com.au/property/4227611](http://www.agoraproperty.com.au/property/4227611)

This is a fantastic opportunity to relocate your business into this sought after location.

For more information or to arrange an inspection, please contact Max or Jonathan today.

### AGENT INFORMATION



**Jonathan Kilborn**  
PRINCIPAL/LICENSEE

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**Max Vaghella**  
Associate Director - Industrial Sales & Leasing

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