



**Unit 3 / 39 Erindale Road, Balcatta WA 6021**

## MODERN BALCATT A SHOWROOM

Features include:  
Showroom: 571 sqm

- > Pivotal location adjacent to Freeway entries / exits> Currently occupied by Toyworld
- > Short or long term lease available (assignment of existing lease until 30 April, 2016 plus 5 year option)

BE QUICK!

Annual Rental:  
\$109,000 p.a. plus outgoings plus GST

For further information on

Showrooms/bulky Goods  
FOR LEASE

571sqm