



Unit 3 (level 1)/138 Abernethy Road, Belmont WA 6104

## Partitioned Office Space - \$203/sqm!

Well located just 6km from the CBD via the Farmer Freeway and close to major arterial roads. Perth Airport is located to the north, approximately 5kms away.

138 Abernethy is a two level building of approximately 3 years in age. It is divided into four separate tenancies of similar size, two on the ground level and two on the first level.

This modern office features 9 partitioned offices, boardroom, open plan work station area, storage/filing and reception area. All offices feature glass partitioning allowing excellent natural light to infiltrate throughout. An excellent car parking allocation of 8 bays is provided. Some furniture may remain as part of the tenancy.

Availability: Immediate

Term: Until Head Lease Expires 31 December 2012 plus 2 x 3 year options

Outgoings: Estimated at \$54.31/sqm per annum plus GST for the 2009/10 financial year.

Rent Reviews: CPI annually.

Cleaning: Included in Outgoings

For further information or to arrange an inspection please contact Mitchell White of Jones Lang LaSalle on (08) 9322 5111.

Offices  
FOR LEASE

250sqm