



**11/11-17 Canvale Road, Canning Vale WA 6155**

## FOR LEASE OR SALE

This 343sqm\* street front Office/Warehouse has more to offer than first impressions: ground floor consists of a large reception/waiting room, private meeting room, 2 large offices, boardroom or open plan office capable to accommodate up to 6 workstations, lunchroom/kitchenette, separate male and female toilets and small warehouse/workshop with 6m truss height and 5m high roller door.

The first floor consists of 6 good sized offices, archive/storeroom and a boardroom/office with a shower facility. There are also 4 exclusive parking bays off Bannick Court and ample shared parking off Canvale Road.

For further information please contact:

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Industrial  
FOR SALE

343sqm

**Ray White.**

**Josh Sumner**

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