



7/37 Pinnacles Street, Wedgefield WA 6721

## Investment opportunity - Modern Unit

This sleek, modern well-designed property is based in an industrial strata complex, containing a total of 8 units. The property offers a multitude of uses with its excellent access and well thought out office space. It boasts a reception area and separate managers office with full staff amenities and workshop with mezzanine.

The workshop includes full clear span work area and high bay lighting  
This quality investment is leased until April 2023 with a further 1-year option. The lease is subject to a rental review in April which will yield 8% +

### Features:

- 273sqm strata lot
- 153sqm (approx.) workshop with office
- 49sqm (approx.) air-

Industrial  
FOR SALE



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