



1/409-411 Oxford Street, Mount Hawthorn WA 6016

## When Location Matters...

Located on the western side of Oxford Street, this property is only a minute's walk into the heart of Mount Hawthorn. Amenity includes The Mezz Shopping Centre, New Norcia Bakery, Dome and the Paddington Ale House to mention a few. 409-411 Oxford Street is also located near the retail strip in Leederville.

The whole of level 1 is available, net lettable area is 305m<sup>2</sup>. Alternatively the premises can be sub-divided into two tenancies of 141m<sup>2</sup> and 164m<sup>2</sup>. The available premises includes partitioning that comprises offices and open plan and kitchen.

Availability - Immediately

Asking Rent - \$230/m<sup>2</sup>

Outgoings - Approx \$70.33/m<sup>2</sup> + GST for the 2010-11 financial year

Car Bays: 4 open bays @ \$50/pcm each + GST

The building includes shared shower facilities and ample storage on the ground floor is also available for lease.

For further information please contact Alyson Martinovich 0403 323 072.

Offices

FOR LEASE

305sqm