



## Area A/174 Railway Parade, Bassendean WA

### KEY INFORMATION

#### Address

Area A/174 Railway Parade, Bassendean WA

#### Price

Negotiable

#### Type

Commercial / Industrial/Warehouse

#### Land Area

N/A

#### Build Area

2446 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

Fantastic opportunity to lease a highly functional and recently refurbished well presented office/workshop in a highly sought after location.

The subject property offers potential tenants with the following key attributes:

- Total building area: 2,446 sqm\* being offices 560 sqm\* and combined workshop/store/mezz 1,886 sqm\*
- Dual Street access from Railway Parade and Wood Street
- Multiple roller and sliding door access points throughout
- Main workshop currently split into different bays however can easily be opened up
- Multiple gantry cranes in two separate workshops
- Good level of three phase power
- Zoned: 'Light Industry' capable with various uses
- High Quality Office with great presentation
- Located just on the doorstep of Ashfield Train Station
- Key road linkages to Railway Parade, Guildford Road, Collier Road, Tonkin Highway

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

M. 0401 044 420

For more information or to inspect the property, kindly contact Max Vaghella.



Level 1, 187 Stirling Highway,  
Nedlands WA 6009  
T (08) 9386 9981

[www.agoraproperty.com.au/property/18498931](http://www.agoraproperty.com.au/property/18498931)

**DISCLAIMER:** The information in this document is prepared for general information purposes only. It should not be relied upon for any purpose. Whilst the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness.