



## 106 Burswood Road, Burswood WA

### KEY INFORMATION

#### Address

106 Burswood Road, Burswood WA

#### Price

Offers Invited Close 4pm Thursday 18 May 2017

#### Type

Commercial / Offices

#### Land Area

741 sqm

#### Build Area

1155 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

Erected on the land is a substantial modern four (4) level office building that is approximately one year old. The improvements are a high spec quality build and no expense has been spared.

The building accommodates a ground floor reception, office /showroom and car park, first and second floor offices with large balconies and a third floor open air, rooftop terrace. Each level is accessed by lift and stairwell.

The building has a total net lettable area of 1,155 square metres (apx) comprising:

Ground Floor:Reception/ Office 118.9.00 sqm (apx)

First Floor: Office and Amenities 518.70 sqm (apx)

Second Floor:Office and Amenities 518.30 sqm (apx)

Third Floor: Roof Top Terrace

The car park is accessed through a remote controlled motorised sliding gate.The building affords a total of 22 secure car bays.

The offices are carpeted, air-conditioned and partitioned and the amenities are of the highest standard.

The building is completely fitted out with quality office furniture, fixtures and fittings.

The land is an irregular shaped corner lot having a land area of 741 square metres (apx).

Located on the city's doorstep, the property enjoys easy and ready access to the City and is close to all amenities and public transport. The property is situated a short distance north of the Albany Highway retail and café precinct and immediately south of the Crown Casino.

The property is offered for sale ?as is where is? with vacant possession. The furniture and NEC phone system are available for purchase.

Offers must be submitted on the approved contract document available on request from ACTON Commercial.

Level 1, 1800 ...  
Offers Invited Close 4pm Thursday, 18 May 2017.  
Nedlands WA 6009

T (08) 9386 9981

[www.agoraproperty.com.au/property/4227305](http://www.agoraproperty.com.au/property/4227305)

For a detailed Information Memorandum please contact:

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A QUALITY INVESTMENT THAT WILL APPEAL TO BOTH THE INVESTOR AND OR COMPANY LOOKING TO RELOCATE TO A NEW ? CORPORATE OFFICE? ON THE

CITY'S DOORSTEP. INSPECTION IS A MUST.