

# RENT REDUCED FOR LEASE 2 COVENTRY PARADE NORTH FREMANTLE, WA



## Outstanding 2 Storey Office plus High Truss Warehouse

- Office/Warehouse Approximately 249m<sup>2</sup>
- Rear Loading via ROW
- Excellent Access to Fremantle and Perth via Stirling Highway
- Available Now

**BPG**   
(08) 6389 2242 **AUSTRALIA**

## 2 Coventry Parade North Fremantle, WA

### Location

Situated in a highly sought after location, this North Fremantle property offers great exposure and excellent access to Stirling Highway leading to Fremantle and Perth's "Western Suburbs".

### Improvements

Excellent office accommodation consisting of approximately 20m<sup>2</sup> on the ground floor and approximately 40m<sup>2</sup> on the first floor. The ground floor area includes a stunning meeting room incorporating kitchenette and toilet facilities. The first floor area includes an office and open plan areas as well as toilet facilities and lunch room. The warehouse has a truss height in the order of 6m and is well lit by high bay halogen lights and is accessed from Coventry Parade via a large roller door. The rear of the warehouse can be accessed from a loading dock via a ROW.

### Parking

Parking for up to 4 vehicles plus on street parking in Coventry Parade.

### Zoning

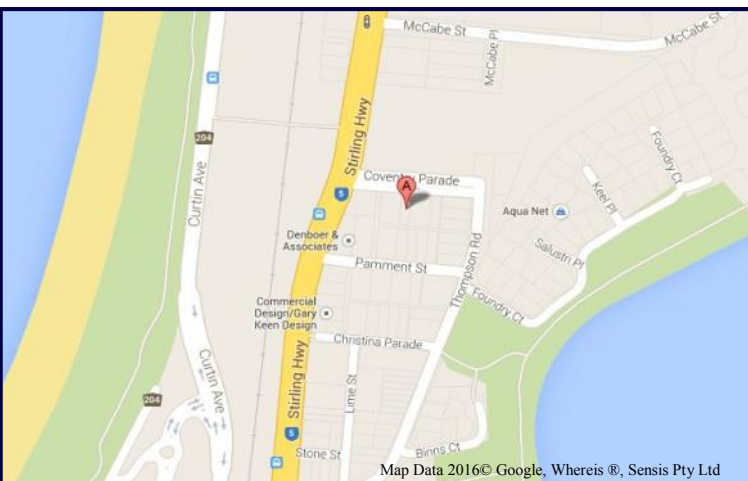
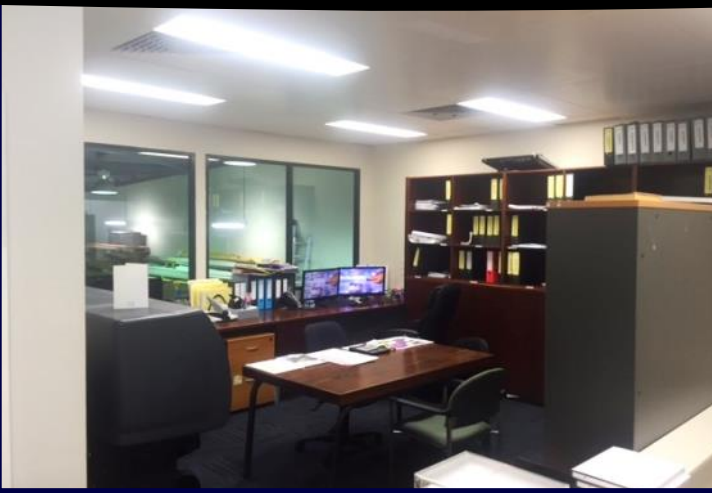
The property is zoned "R25" and "Mixed Use Zone" under the City of Fremantle's Town Planning Scheme 4.

### Available

Available Now.

### Asking Rental

\$140/m<sup>2</sup> PA net plus GST plus outgoings.



### Contact Details

**Barrie Glossop** 0412 918 740  
**Office** 61 8 6389 2242  
**Fax** 61 8 6389 2243  
**Email** [bglossop@bpga.com.au](mailto:bglossop@bpga.com.au)

**Jeff Braddock** 0412 934 694  
**Office** 61 8 6389 2242  
**Fax** 61 8 6389 2243  
**Email** [jbraddock@bpga.com.au](mailto:jbraddock@bpga.com.au)

**BPG Australia Pty Ltd**  
**Level 1, 43 Stirling Highway**  
**NEDLANDS WA 6009**  
**[www.bpga.com.au](http://www.bpga.com.au)**