

FOR SALE

partner
COMMERCIAL PROPERTY



Suite C202, 11-13 Solent Circuit, NORWEST 2153

Lifestyle & Work - Occupy or Investment

- The Jewel of Norwest –“ESPLANADE”
- New modern office space (June 2020)
- Expected net rent \$20,000 pa (4.4%)
- Waterfront restaurants & cafes below
- Walk to train station & Shopping Centre
- Walk to gym, hotels & restaurants

Location

In the heart of Norwest on a lakeside setting, with everything you desire within walking distance. Waterfront restaurants, cafes below your office and next door to the Norwest Marketown Shopping Centre. A quick walk to the train station, buses, lakeside restaurants, Virgin Gym and hotels.

Description

The Jewel of Norwest known as “ESPLANADE”. This will certainly be the No. 1 office building in Norwest and cannot be repeated. A new office suite with every amenity you desire. Completion is expected June 2020. Occupy or Investment (Great for the Super Fund).

Expected net rent of \$20,000 + Outgoings + GST. Tenant pays (Council, Water, Strata & Managing Agents Fees). 4.4% net return + depreciation allowances to further enhance returns + rental increases of 4% pa.

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Property Type:	Office
Total Area m²:	32
Asking Price:	\$455,000 (excludes GST)
GST	All prices are exclusive of GST
Parking Spaces:	1
Contact:	
	Lee Pascoe 0408 687 344 lee@partnercom.com.au
	David Brae 0478 166 118 david@partnercom.com.au

101B/ 8 Century Circuit, NORWEST

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