

# FOR LEASE



## 4 / 3 South Street, Canning Vale

Office | Retail | Warehouse

195 sqm

Direct Street Exposure

On-Site Parking

Easily Accessible

**Eric Rogers**

m: 0412 228 555

e: [egr@metwaywa.com](mailto:egr@metwaywa.com)

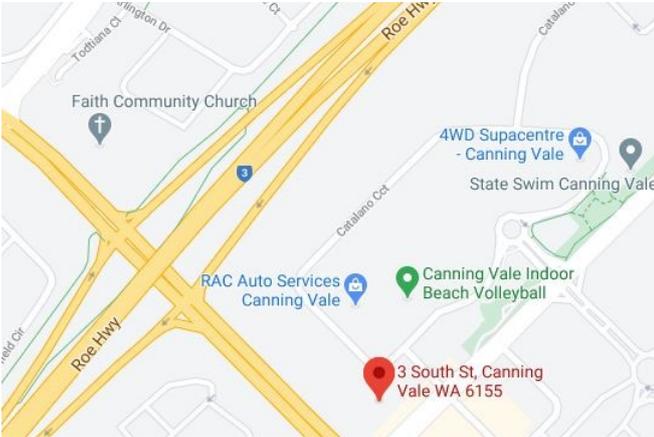
9228 2255 (24 Hours)

[www.metwaywa.com](http://www.metwaywa.com)

Licensed Estate Agents. Property Consultants. Auctioneers.

Real Estate and Business Agent Member of the Real Estate Institute of WA (Inc)  
Licensee: Cityfield Investments Pty Ltd (ACN 078 234 974) as Trustee for the Real Estate  
Trust - Trading as Metway Real Estate (ABN 93 918 167 259)

# 4 / 3 South Street, Canning Vale



## Location

Positioned on South Street between Roe Highway and Bannister Road, at the entry to the Canning Vale commercial area. Direct street exposure to a very busy and high traffic flow, South Street adds to this quality location.

## Premises

There is ample on-site parking available and other tenants in the complex include high profile tenants such as; Work Clobber, Total Eden, Automasters, Ultratune, Giant Cycles and much more. For further information or to arrange a viewing, please contact Eric Rogers on 0412 228 555.

## Lettable Area

195 sqm

## Rental (+GST)

\$185 / sqm

\$3,000/ pcm

## Outgoings (+GST)

\$40 / sqm

\$650 / pcm

## Lease Term

3 - 5 years

**Eric Rogers**

**m: 0412 228 555**

**e: egr@metwaywa.com**

**9228 2255 (24 Hours)**

**www.metwaywa.com**

**Disclaimer:** The particulars contained in this brochure do not form part of any contract. While care has been taken in this presentation, no representation or warranty is made by the vendor/s or the selling agents. No responsibility is accepted for the accuracy of any information in this brochure. All persons must make their enquiries and satisfy themselves in all respects. Privacy Policy: The agents are committed to protecting your privacy. If at any time you choose not to receive information from them or wish to amend your personal information please notify them directly.