



**UNIT 4, 63  
OXLEIGH DRIVE  
MALAGA WA 6090**

### PROPERTY PROFILE

- ▶ LEASE \$ 42,400.00+GST
- ▶ OUTGOINGS \$ 13,000.00+GST
- ▶ AREA 276m<sup>2</sup>
- ▶ 188m<sup>2</sup> GROUND FLOOR
- ▶ 88m<sup>2</sup> FIRST FLOOR

### PROPERTY FEATURES

- ▶ 3-PHASE POWER SUPPLY
- ▶ HIGH BAY LIGHTING & MULTIPLE GPO'S
- ▶ AMPLE PARKING
- ▶ NBN AVAILABLE
- ▶ ACCESS BEACH ROAD & ALEXANDER DRIVE

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### PROPERTY DETAILS

This versatile 276sqm property offers a fantastic opportunity for businesses looking for a prominent location.

The 188sqm ground floor features a spacious showroom or office area, complemented by an additional 88sqm mezzanine for extra storage or office space.

For More information or to schedule a viewing, please contact our friendly team today!

## Churchill Knight

COMMERCIAL REAL ESTATE

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