



\*APPROX AREA

## MORE EXPOSURE THAN A ROCKSTAR!

- > IMMEDIATELY AVAILABLE 200 m2\*  
GROUND FLOOR TENANCY
- > EXPOSURE TO WALTER ROAD AND  
PROGRESS STREET
- > ADJOINING LOCAL BANKWEST AND  
ADJACENT TO COVENTRY MARKETS  
AND MORLEY GALLERIA
- > HUGE ONSITE PARKING
- > BRAND NEW FITOUT (SUBJECT TO  
LEASE)
- > HUGE PASSING FOOT TRAFFIC

**\$61,000 pa + Variable Outgoings + GST**

**DISCLAIMER:** The contents of this brochure and any other information provided should not be relied on by you as it is provided provisionally subject to the disclosures made in this brochure. You should make your own enquiries, inspections and searches and if needs be, secure your own professional advice before making any decisions.

# FOR LEASE

**1/248 WALTER RD WEST  
MORLEY, WA 6062**

**DOUGLAS OCKERBY  
0419 901 439**