



Suite 11  
**Citigate Business Centre 451 Pacific Highway WYOMING**  
*Cheap and Cheerful Office - 52sqm*

**Area m<sup>2</sup>:** 52  
**Rent \$/m<sup>2</sup>:** \$250  
**Rent pa:** \$13,000 Per Annum Gross + GST  
**Net/Gross:** Gross  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:** \$360  
**Contact:**  
**Daniel Mason**  
0403 889 530  
daniel@chapmanfrazer.com.au

**Location:**  
High profile 'Citigate Business Centre' positioned on the corner of Pacific Hwy & Cary St, only 350m from the Fiveways Intersection.

**Description:**  
This is a well presented, affordable office space of 52sqm, offering a primarily open plan work space, plus one private office.

The office is fully air-conditioned, has tile floor coverings, good natural light and an internal kitchenette.

While located in a first floor position, the suite still offers disability access with a rear ramped entry.

With ample staff and visitor parking on-site, this small office ticks plenty of boxes. Call today to inspect!

- Affordable office suite
- Air-conditioned
- Ample site parking