



**5-7 Katanning Street, BAYSWATER 6053**

*Logistical Gem! - Metres From Tonkin Hwy on Ramps!*

**Premises:**

- Area m<sup>2</sup>:** 1,973
- Rent p.a.:** \$230k pa + GST
- Outgoings:** \$51,000
- Sale Price:** Offers Over \$3.8 million + GST

**Location:**

This neat Industrial package is situated within the highly accessible Bayswater Industrial precinct 9km from the Perth CBD. More particularly the property sits within exclusive pocket South east of Tonkin Hwy and Guildford Rd, only meters from the Tonkin Hwy on ramps. This makes for efficient access to the Perth airport, Kewdale freight terminal and other industrial localities across Perth.

**Description:**

- Centrally located
- Ample hardstand
- 9km from CBD!

Improvements comprise a 572sqm two level office with attached 1,055sqm warehouse. The office features a functional partitioned layout whilst also offering open plan areas. Male & female amenities are provided along with lunch rooms and kitchenette. The main warehouse features a truss height ranging from approximately 4.8 meters to 7m. There is a 346sqm detached workshop adjacent to the rear boundary. Sitting on a 3,926sqm site there is valuable yard & hardstand area.

The current tenant is holding over so the property is available on 1-2 months notice and can be sold with vacant possession. Please register your interest with Porter Commercial today!



**Availability**

1-2 month's notice



**Train**

Close to new Bayswater station



**Motorway Access**

Metres from Tonkin Hwy



**Secure Yard**

**Contact:**

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