



# Office/Workshop Facility with Large Hardstand

For Lease

\$345,000 P.A. Exc. GST

Industrial/Warehouse

11-13 Raymond Avenue, Bayswater, WA 6053

**Floor Area:**

3,485 m<sup>2</sup>

**Land Area:**

1.20ha (2.97 acres) (approx)



## Property Description

Colliers and Knight Frank, as joint exclusive agents, are pleased to present 11-13 Raymond Avenue, Bayswater to the market for Lease.

This is an excellent opportunity to secure a standalone office/workshop facility with large hardstand, located in the central and strategically position industrial precinct of Bayswater.

11-13 Raymond Avenue offers immediate access to Collier Road, Guildford Road and Tonkin Highway which provides direct links to Perth Domestic and International Airports, Reid Highway and the Great Eastern Highway. From Bayswater, you can be in the Perth CBD and Kewdale Freight Terminal in under 15 minutes\* and Fremantle Port in 30 minutes\*.

#### Property Features:

- Site Area – 1.2 ha\*
- Total Improvements – 3,485 sqm\*
- Office – 175 sqm\*
- Workshop 1 – 1,500 sqm\*
- Workshop 2 – 1,200 sqm\*
- Front Shed – 310 sqm\*
- Rear Shed – 300 sqm\*
- Large Hardstand – 5,000 sqm\*

#### Workshop Features:

- High truss workshops up to 8 metres\*
- Drive through workshop access
- Large power supply
- LED lighting

Other Features:...

## Additional Details

**Building**  
Whole

**Tenure Type**  
Vacant Possession

11-13 Raymond Avenue, Bayswater, WA 6053



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