



## Room to Move...

Industrial/Warehouse

8 Aitken Way, Kewdale, WA 6105

**Floor Area:** 1,302 m<sup>2</sup>

**Land Area:** 4000.00 m<sup>2</sup> (approx)

### Property Description

- **1,302sqm\* office/warehouse**
- **4,000sqm\* site**
- **Close to key transport infrastructure**

Located nearby the intersections of Kewdale and Abernethy Roads in Kewdale, some 15kms\* east of the Perth CBD, 8 Aitken Way is situated within close proximity to Perth's International and Domestic air terminals, the Kewdale Intermodal rail facility, major arterial roads including the recently upgraded Tonkin, Leach and Roe Highways.

This opportunity presents a functional, 1,302sqm\* office and warehouse facility comprising 198sqm\* of recently refurbished office and amenities, 930sqm\* of clear span warehouse and 174sqm\* of awning on a 4,000sqm site.

The refurbished office and amenities accommodation incorporates a reception area, 1 office, open plan area, lunchroom and combined office and warehouse amenities. Recent works include new floor coverings, a LED lighting upgrade, new air conditioning, new suspended ceilings and a full repaint.

The adjoining clear span warehouse has a combination of brick and metal elevations, a 6.2m\* - 8.7m\* truss height and is accessible via 2 on grade roller doors, one of which benefits from the adjacent 174sqm\* awning.

### Leased

Leased: Sat 04-Jul-20

### Additional Details

#### Zoning

Industrial



**Warick Irving**

0413863335

**Industrious Property Group -  
MOUNT LAWLEY**

674 Beaufort Street, Mount Lawley  
WA 6050

