



## HALF PRICE RENT

Showrooms/Bulky Goods • Industrial/Warehouse

Thorkel Centre, 2/9-13 Kewdale Road, Welshpool, WA 6106

**Floor Area:** 502 m<sup>2</sup>

**Land Area:** 502.00 m<sup>2</sup> (approx)

### Property Description

- **Benefit from High Exposure**
- **Ready for Immediate Occupation**
- **Drive through access**

Within the prominently positioned complex on the corner of Orrong Road and Kewdale Road, is an opportunity to lease a strata unit with the following key attributes:

- 502 sqm of Showroom/Office/Warehouse
- Generous parking
- Air-conditioned showroom/office area
- Access from Kewdale road and Atlas Court (great for deliveries)
- Rear roller door access
- Good truss height
- Male and Female toilets plus a shower
- Approved mezzanine floor (on top of office/showroom area)

Individual Areas include:  
 Office/Showroom 104 sqm (approx.)  
 Warehouse 351 sqm (approx.)  
 Mezzanine 47 sqm (approx.)

Incentive Rent: \$50/sqm pa plus outgoings plus GST  
 Incentive available for a minimum 5 year initial term. ...

### For Lease

\$50/sqm pa plus Outgoings plus GST

### Additional Details

<b>Building</b> Partial	<b>Tenure Type</b> Vacant Possession
<b>Municipality</b> City of Canning	<b>Car Spaces</b> 68
<b>Lease Expiry</b> Dec 31, 2016	<b>Lease Term</b> Negotiable
<b>Zoning</b> Other	<b>Parking Comments</b> Open parking at front & rear of each unit



**Jonathan Kilborn**  
0404796137

**Max Vaghella**  
0401 044 420

ACTON Commercial  
 Level 1, 187 Stirling Highway, Nedlands WA 6009