



AUSTRALIA'S SOUTHERN CROSS PORTFOLIO - 5 ASSETS IN 4 STATES

Sold
Contact Agent
Sold: Mon 30-Sep-19

Industrial/Warehouse

103 Welshpool Road, Welshpool, WA 6106

Floor Area:

5,246 m²

Land Area:

3.19ha (7.88 acres) (approx)



Property Description

For Sale
103 Welshpool Road, Welshpool, WA, Australia

JLL are pleased to offer the opportunity to acquire 103 Welshpool Road, Welshpool, WA as part of The Southern Cross Portfolio.

The property provides a strategic land bank opportunity underpinned by its significant underlying land value and strong triple net lease covenant expiring April 2028 to Milne AgriGroup Pty Ltd, one of Western Australia's largest integrated agribusiness groups. The asset also benefits from its strategic location within Perth with approx. 230 metres of street frontage to both Leach Highway and Welshpool Road.

Key investment highlights include:

- Strategic land bank of 3.2HA in a land constrained location with flexible underlying zoning
- Fully leased to recognised tenant Milne Feeds providing a WALE of 8.7 years (as at Sept-19)
- Fixed annual 3.25% rental increases
- Rental income of \$1,758,160* p.a. net
- The lease is structured on a triple net basis with the tenant responsible for all outgoing and repairs/maintenance of a structural nature providing landlord security
- Corner site boasting 230* metres street frontage to both Leach Highway and Welshpool Road
- Located on one of Perth's busiest intersections with strategic benefits for future "higher and better use" opportunities (STCA)

Additional Details

Tenure Type
Vacant Possession

103 Welshpool Road, Welshpool, WA 6106



Tony Iuliano
0412992830

Nick Goodridge
+61 421 812 159