



Secure International Blue Chip Investment

Sold

Contact Agent

Sold: Thu 17-Mar-22

Industrial/Warehouse • Showrooms/Bulky Goods • Other

WEIR, 41 Kayili Road, West Kalgoorlie, WA 6430

Floor Area:

2,720 m²

Land Area:

1.00ha (2.48 acres) (approx)



Property Description

- **Brand new industrial asset**
- **Head lease to Weir**
- **Ten year lease with five year option**

+ Expansive 10,017sqm site with double street frontage to Kayili Road and Yulpari Road and 500m from the Great Eastern Highway.
+ New 10 year head lease to Weir Minerals Australia Pty Ltd to 2030 with an option to 2035.
+ Tenant pays 100% of outgoings as per lease.
+ Annual CPI rent reviews capped at 4%.
+ Brand new building, constructed late 2020 and consists of 2,057sqm of Workshop / Storage, 130sqm mezzanine storage, 533 office with a total NLA 2,720sqm.
+ WEIR - multinational engineering company listed on the London Stock Exchange with a market cap of £4.67 Billion GBP and employs over 11,500 people in over 50 countries serving mining, infrastructure and oil and gas markets.
+ Kalgoorlie - Located 595km East Northeast of Perth in Western Australia, with a population of over 30,000 and one of the most resource rich areas in the world with a vast mineral base of gold, nickel, lithium and iron ore.
+ Net income; \$544,487pa + GST

For Sale by Investment Portfolio Auction
10:30am (AEST) Thursday 16 December 2021
Hilton, Brisbane

Co-Agent
Gilmore Advisory
Marcus Gilmore
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Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

WEIR, 41 Kayili Road, West Kalgoorlie, WA 6430



Craig Chapman
0427110132

Burgess Rawson - Brisbane
Level 12, 127 Creek Street,
Brisbane City Qld 4000



Rob Selid
0412198294

Burgess Rawson - Perth
Level 10, 225 St Georges Terrace,
Perth WA 6000



Gavin Gilmore
0418934696

First National Real Estate - Kalgoorlie
92-96 Hannan Street, Kalgoorlie
WA 6430