

Kishorn Court

Property Summary

November 2018

Kishorn Court

Applecross is an affluent riverside suburb of Perth nestled amongst the Swan River and Canning Highway. It is in the enviable position of being close to urban environments while still retaining its suburban charm. Applecross is currently undergoing an exciting transformation with an influx of new commercial and residential opportunities.

Who needs the stress of working in the city?

01 Working in Applecross

02 The Building

03 Pricing

Working in Applecross

58 Kishorn Road is located in the heart of the Applecross commercial district. Working in Kishorn Court we have all of the amenity without any of the hassle of working in the city. It is easy to get to work and supports the work life balance that we all strive for.

The Building

We have multiple spaces currently available in Kishorn Court to suit a variety of requirements. Office spaces from just 62sqm to 300sqm are ready for your business.

Pricing

Available areas have been competitively priced inline with current market conditions from \$180 per sqm, exclusive of outgoings, GST and car bays.





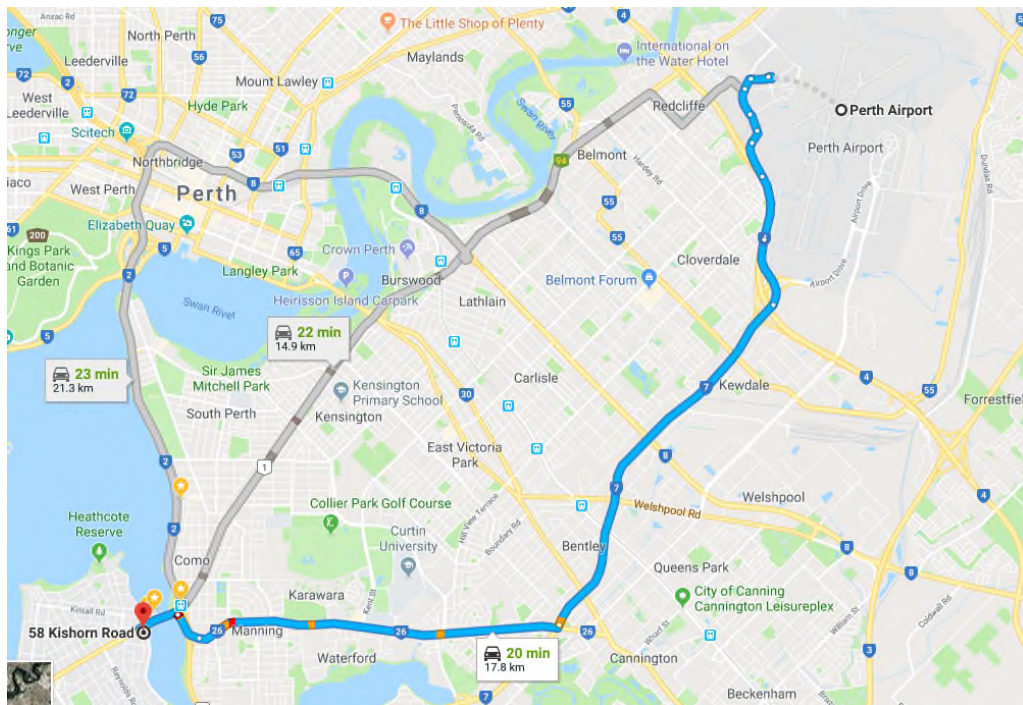
Working in Applecross

Experience the convenience and lifestyle of working in the heart of Applecross. Close to train line, city and freeway. Need to take a break? Take a stroll along the Swan River, grab a coffee or enjoy the vibrant atmosphere in one of the local pubs or bars.

Everything is close by and it is just a nice place to work. Access to the airport is important to us with regular interstate colleagues. It is a straightforward trip down Canning and Great Eastern Highway.

	Distance	Walking	Driving	Uber \$
Train Station and Bus Port	800m	8 minutes	-	-
CBD	7km	-	10 minutes	\$14
West Perth	7km	-	10 minutes	\$14
Perth Airport	14km	-	20 minutes	\$28
Raffles Hotel	350m	4 minutes	-	-
Clancy's Fish Pub	150m	2 minutes	-	-
Hayashi Japanese Restaurant	150m	2 minutes	-	-
IGA	190m	3 minutes	-	-
C15 Espresso	150m	2 minutes	-	-

10+ existing cafes, wine bars and restaurants with more than 10 to come in 2019



A look into the very near future of Applecross...

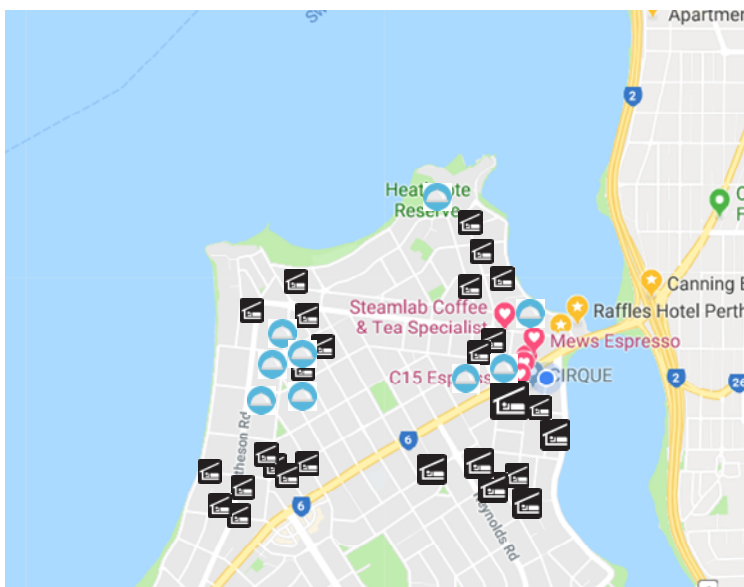
Applecross is evolving rapidly. The skyline is changing with new residential developments taking shape bringing additional demand for amenity into the area. What does this mean for the business community at Kishorn Court? New dining opportunities are imminent within a stone's throw from Kishorn Court.

Sabina - ground floor will see new cafes, restaurants and retail stores.

The Precinct - restaurant hub including eight restaurants

Cirque Apartments - 2 new restaurants and a bar.

Notable developments | August 2018



The comfort and convenience of good accommodation close to the office for travelling colleagues and clients is recognized by Increva and is something we are currently negotiating with local developers. Melville City Council is strongly supporting the development of a hotel in the area and in the mean-time multiple short-stay accommodation options are available. Food delivery services and breakfast hampers offer similar convenience to hotels.

The Spaces

Which Space Is Right For You?

Multiple spaces are available in Kishorn Court. We are proud of the vibrant business community we have created and invite you to discover which space is most suitable to your requirements.

Space	Ground Floor	Level One - Suite 10	Level One - Suite 11	Level One - Suite 12	Level One - Suite 13	Top Floor
Office Area (sqm)	97	140 + 50	77	95	62	227
Total Predicted Annual Rental (ex-GST)	\$ 22,980	\$ 75,716	\$ 29,990	\$ 37,858	\$ 23,280	\$ 77,180
Boardroom facility	Exclusive	Exclusive on negotiation	Shared access	Shared access	Shared access	Exclusive
Configuration	2x partitioned offices + open plan	3x partitioned offices + open plan	2x partitioned offices + open plan	3x partitioned offices + open plan	2x partitioned offices + open plan	5x partitioned offices + open plan

Car bays available in the basement car park. Flexible arrangements are available dependent of your business requirements and the availability of bays.

The information following provides further details on each space as well as description around the shared amenity in the building.



The Spaces

Level One – 62sqm to 250sqm

Level 1, 58 Kishorn Road is currently being refurbished to welcome your business as of the 1st August, 2018. Our shop fitters are busy painting and laying carpet.

There are two distinct available spaces on this level which can be leased separately or together as adjoining spaces.

62sqm of office space

This space would suit a small business accommodating 4-8 staff.

Office features:

- 1 allocated car bays
- Two large, well-lit, partitioned office spaces plus an open plan workspace
- Shared boardroom and meeting room facilities
- Kitchen and lunch room facilities
- Phone, internet and data services
- Access to roof-top courtyard
- Flexible lease terms
- Dealing direct with responsive owner located on the same floor
- End of trip facilities inclusive of bike storage and shower
- Shared undercover visitor car bay
- Additional car bays available on negotiation

This space will be available September 2018

Contact Carla on 0424 660 508 to view the property.

140sqm of office space

This space would suit a business accommodating 10 - 20 staff.

Office features:

- 3 allocated car bays
- Three large, well-lit, partitioned office spaces plus two open plan workspaces
- Shared boardroom and meeting room facilities
- Kitchen and lunch room facilities
- Phone, internet and data services
- Access to roof-top courtyard
- Flexible lease terms
- Dealing direct with responsive owner located on the same floor
- End of trip facilities inclusive of bike storage and shower
- Shared undercover visitor car bay
- Additional car bays available on negotiation

This space will be available November 2018

Contact Carla on 0424 660 508 to view the property.

The above spaces can be combined to create a larger office space with exclusive use of boardroom and meeting room facilities.





The Spaces

Top Floor – 227sqm

This well-appointed office space has the enviable position of the top floor of Kishorn Court. Not only do the offices attract natural light and tree tops, it also sits next to the Kishorn Court rooftop courtyard.

Office features:

- 227sqm of office space
- 3 allocated car bays
- Five large, well-lit, partitioned office spaces plus a spacious open plan area
- Exclusive boardroom facility
- Exclusive kitchen and lunch room facility
- Adjacent to roof-top courtyard
- Flexible lease terms
- Dealing direct with responsive owner located in the building
- End of trip facilities inclusive of bike storage and shower
- Shared undercover visitor car bay
- Additional car bays available on negotiation
- Furnished office spaces negotiated

Settle into Applecross now and watch the area develop before your eyes.

This space is available for immediate tenancy.

Contact Carla on 0424 660 508 to view the property.



Price Summary

- Predicted variable outgoings of \$160 per sqm
- Car bay rental additional: \$150 pbpcm

Space	Ground Floor	Level One - Suite 10	Level One - Suite 11	Level One - Suite 12	Level One - Suite 13	Top Floor
Office Area (sqm)	97	190	77	95	62	227
Annual Rental:						
Office Space (net)	\$ 17,460	\$ 37,050	\$ 15,015	\$ 18,525	\$ 11,160	\$ 40,860
Predicted Annual Outgoings (ex-Prorata Annual Rental for shared)	\$ 15,520	\$ 30,400	\$ 12,320	\$ 15,200	\$ 9,920	\$ 36,320
Total Predicted Annual Rental (ex-Prorata Annual Rental for shared)	N/A	\$ 8,266	\$ 6,699	\$ 8,265	\$ 5,394	N/A
Total Predicted Annual Rental (ex-Prorata Annual Rental for shared)	\$ 32,980	\$ 75,716	\$ 34,034	\$ 41,990	\$ 26,474	\$ 77,180

Contact Carla Martella to arrange a viewing



Carla.martella@increva.com.au



0424 660 508