

NOW LEASING

Iconic Converted Warehouse Redevelopment

3-5 JOHN STREET
BAYSWATER
WESTERN AUSTRALIA





The opportunity

Welcome to a truly iconic converted warehouse redevelopment opportunity in the bustling suburb of Bayswater, offering an expansive 2,000* sqm of internal space, complete with generous external alfresco trading area.

This remarkable site presents an exceptional chance for visionary entrepreneurs to **secure a unique premises that will be fully redeveloped according to the tenant's specifications.**

Embracing the historic character of the red brick Bayswater warehouse, this exemplar project aims to preserve the building's heritage by upcycling existing materials while infusing it with modern elements. The result will be a stunning architectural focal point centred around sustainability, innovation, and exceptional design.

Potential uses



Brewery: Create a unique craft beer haven, capitalising on the trendy and emerging Bayswater location.



Food & Beverage: Establish an enticing eatery, offering delectable dishes in an inviting alfresco setting.



Offices: Set up a contemporary office space, combining industrial charm with modern amenities.



Retail: Create a chic retail store, drawing in customers with the allure of a uniquely rich and diverse space.

*Approx



Property summary:

Land area
0.41 ha

Floor Area
2000 sqm

Parking
30+ bays

Property Extent
Whole

Municipality
City of Bayswater



The property

The centerpiece of this redevelopment is the existing warehouse, boasting an impressive 2,000* sqm of internal Net Lettable Area (NLA).

In addition, the property offers an external alfresco trading area, providing an inviting and versatile space for customers to enjoy.

With a clear internal height of 7 meters to the bottom of the truss, soaring to 9.5 meters at the top, the warehouse offers ample vertical space for a variety of uses. To further enhance comfort and environmental efficiency, a louvred system can be introduced at a high level with intakes at a low level, significantly improving passive ventilation.

Moreover, all necessary services are readily available, ensuring a smooth and hassle-free transition for tenants. For those looking to prioritise sustainability, the option of incorporating solar panels will bolster the development's green credentials and reduce its environmental impact.

The property's landscaped frontage plays a vital role in activating the surrounding area and sets a precedent for the City of Bayswater, transforming this site into a vibrant commercial destination.

At a glance:

- Architecturally designed with a focus on sustainability.
- Clear internal height of 7m to bottom of truss, 9.5m to top of truss.
- Louvred system could be introduced at high level with intakes at low level to improve passive ventilation of warehouse units.
- All services available.
- Option of solar to improve green credentials of the development.
- Landscaped frontage, contributing to activation of the area and setting a precedent for the City of Bayswater.

*Approx





Proposed floor plan

Ground





The location

Nestled in the vibrant suburb of Bayswater, this exciting redevelopment is perfectly situated to attract customers from the surrounding residential and commercial catchments.

The property is a short walk from Bayswater train station, and is ideally positioned to take advantage of Perth's arterial road network, with Roe Highway (2.5km) and Tonkin Highway (1km) just a short drive away.

The property is surrounded by several residential suburbs including Bedford, Inglewood, Mount Lawley and Maylands, creating a perfect customer base for the tenant of this location.

Note: All distances are approximate



Further information

To explore the exciting possibilities of this one-of-a-kind converted warehouse redevelopment, get in touch with the exclusive leasing team at Range today.

Our dedicated team are ready to guide you through the process, helping you secure a space that aligns perfectly with your vision and business needs.

Don't miss out on this extraordinary opportunity to become a part of Bayswater's thriving community while enjoying the benefits of a thoughtfully designed and sustainable space.



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