

→ Tenancy 1, 1427 Albany Highway, CANNINGTON

Vend Property Pty Ltd
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FOR LEASE

DESCRIPTION

1427 Albany Highway is a modern freestanding building which consists of tilt up concrete slab constructions with metal deck roofing. The property comprises three separate showroom tenancies.

One of the greatest benefits of this property is the 'City Centre' zoning in which it is located. This allows for greater flexibility with regard to 'retail' type showroom uses

COUNCIL

City of Canning

ZONING

"City Centre" Retail and Showroom permitted

SITE AREA

4,063 square metres

NET LETTABLE AREA

680 square metres

CAR PARKING

62 carbays available

OUTGOINGS

Estimated at \$32.00 per square metre per annum (plus GST)

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ASKING NET RENTAL

\$250.00 per square metre (Exclusive of GST)

AVAILABILITY

1 June 2010

LOCATION

Cannington is located approximately 13 kilometres south east of the Perth Central Business District.

The property is located on Albany Highway, Cannington approximately 500 metres East of the Westfield Carousel Shopping Centre. The showroom development in which the property is located is well established and houses a range of quality national tenant including Toys R Us, Babies R Us, Barbeques Galore, EB Games, Avanti Cycles and The Outdoor Furniture Specialists.

The property is strategically in close proximity to the following:

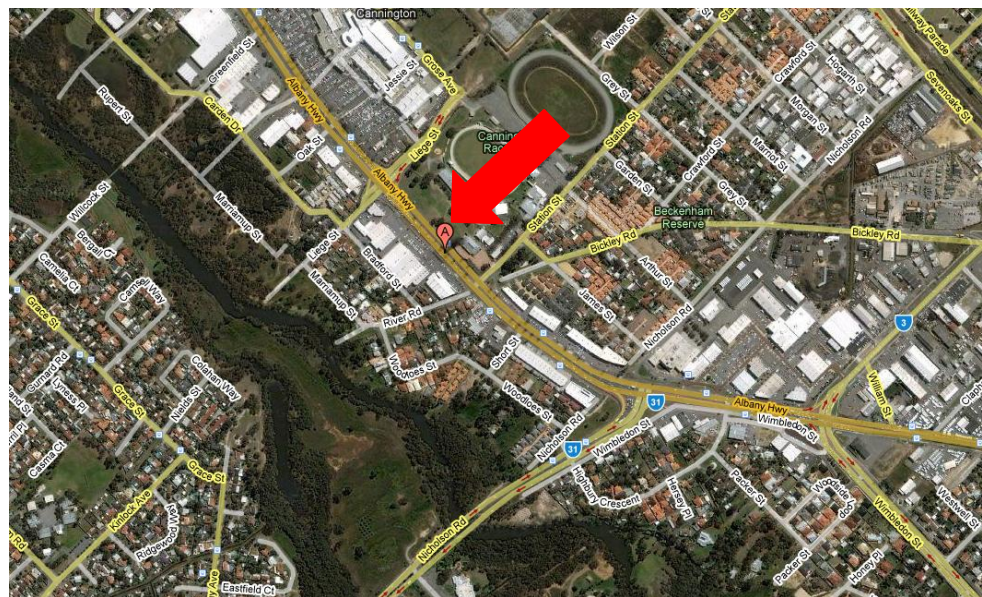
Westfield Carousel Shopping Centre

Nicholson Road and Albany Highway

Kenwick Link and Albany Highway

330,000 people in a ten kilometre radius

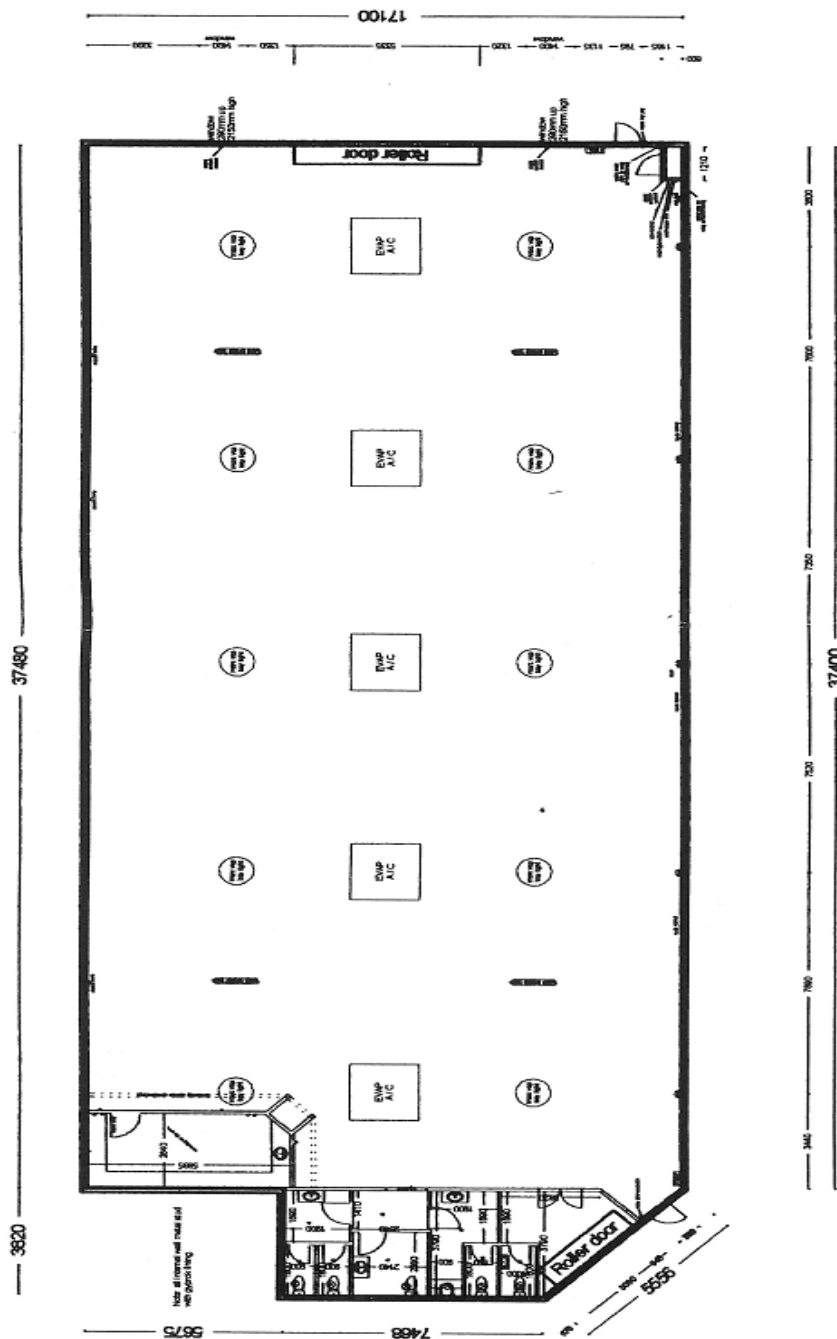
LOCATION MAP



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TENANCY PLAN



Existing Floor Plan

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