

7, 11 & 15  
CHESTER  
PASS ROAD

ORANA - WA

RED DOT Home

pets

Home & Living

TKD  
TOOL  
KIT  
DEPOT

TKD  
TOOL  
KIT  
DEPOT



# LOCATION



The subject property is located within the City of Albany on the corner of Albany Highway and Chester Pass Road.

Albany Highway links to the two cities and is the major arterial route to and from the region. Albany is the oldest colonial settlement in the state and is located at the southern tip of Western Australia, 419 kilometres south of Perth.

The City is today a popular tourist destination for its natural environment and preservation of heritage. Albany enjoys a 'City' status and is the main commercial and retail centre servicing the permanent populations living further south, including Esperance.

Orana hosts a significant residential population as well as a number of education facilities and retailers including Bunnings, Coles supermarket and multiple car dealerships.



**419 km**  
From the  
Perth CBD



**4.6 km**  
From the  
Port of Albany



**3.5 km**  
To Albany CBD



**40,434 people**  
Within 10 minute  
drive-time (ABS 2022)

# LOCATION



# PROPERTY DETAILS

- > **Premises:** Tenancies 2 & 3
- > **Site Area:** 11,597 sqm
- > **Asking Net Rental:** From \$225.00 / sqm + GST
- > **Gross Lettable Area:** Tenancy 2: 1,150 sqm  
Tenancy 3: 750 sqm
- > **Zoning:** Commercial
- > **Car Parking:** 111 bays
- > **Outgoings:** \$28.00 / sqm per annum
- > **Available:** July 2024



**3 Phase  
Power**



**Join TKD and  
Red Dot Home**



**Move in  
July 2024**



**Pylon  
Sign**



**Rear  
Loading**



**NBN**



**111  
Parking Bays**



**Large  
Fascias**



# TENANT MIX



\* Plan subject to change

# THE DEVELOPER

**PWD is a privately-owned property development and investment business focussed on creating value for our partners. Discipline and focus – informed by decades of experience – underlie every investment decision and action, ensuring superior outcomes for our partners and stakeholders.**

We are committed to developing deep and long-term relationships, regardless of whether they are with retail or institutional investors, joint-venture partners, or asset owners seeking to maximise value from their property holdings.

Put simply – our success is built upon the success of our partners.

We operate across Australia in the areas of:

- Property development
- Investment and funds management
- Development advisory and structuring

Our experience spans numerous asset classes including residential, retail, commercial, social infrastructure and mixed-use.

Our approach is always tailored, hands-on and proactive.

Our focus is always on results and outcomes.

Our passion has always been property.

PWD is managed by its shareholders, which include the founders of Primewest, a national property investor and developer which managed a portfolio valued at over \$5.2bn (prior to merging with Centuria Capital (ASX: CNI) in June 2021).



> Joondalup Office Development



> Interlink, Milperra



<https://pwd.biz/>

# FURTHER INFORMATION



Vend Property and PWD are pleased to present this opportunity to lease at 7,11-15 Chester Pass Road, Orana.

If you would like to arrange an inspection, or request further information please do not hesitate to contact the leasing agent below.



**Jeff Kloppe**

Managing Director

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Another quality development by:





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We're in **your** space.