

**15
CHESTER
PASS ROAD**

ORANA - WA



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:** Tenancy 3
- > **Site Area:** 11,597 sqm
- > **Asking Net Rental:** From \$245.00 / sqm + GST
- > **Gross Lettable Area:** Tenancy 3: 400 sqm
- > **Zoning:** Commercial/Showroom
- > **Car Parking:** 111 bays
- > **Outgoings:** \$28.00 / sqm per annum
- > **Available:** Now!



3 Phase
Power



Join TKD and
Red Dot Home



Move in
Now!



Pylon
Sign



Rear
Loading



NBN



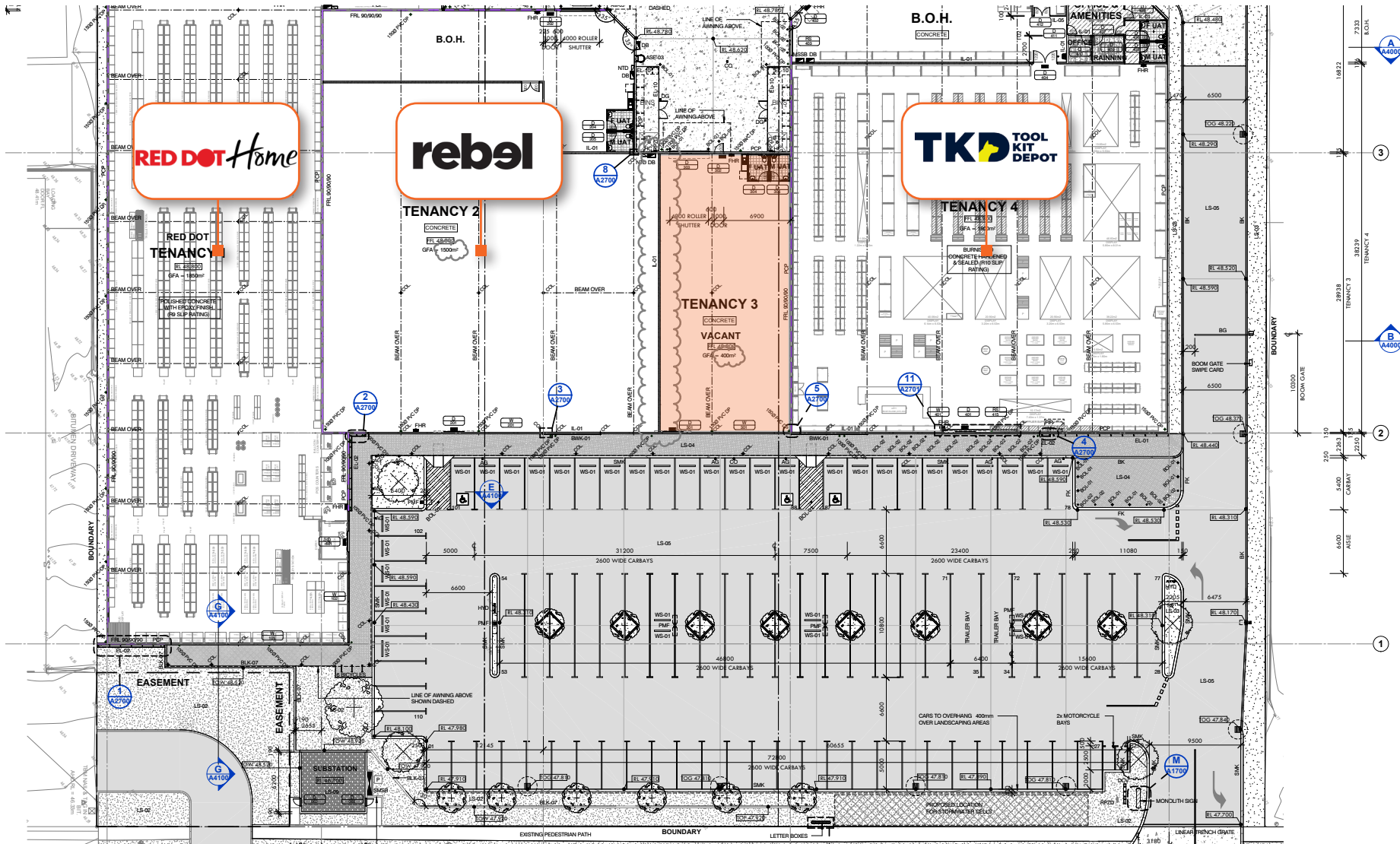
111
Parking Bays



Large
Fascias



TENANT MIX



EL-02	STRUCTURE PAINT FINISHES
EL-03	ALUMINUM GLAZING PROFIT
EL-10	PROPRIETARY CASSETTE DUCT CHANNELS FINISH AS SPECIFIED
EL-11	TIMBER CLADDING ORIENTED ON FURRING CHANNELS FIVE STRUCTURE COLOR GRAYS AS SPECIFIED
FHR	8MM BRICK AIR FIRE HOSE R F.S. DRAWINGS
FP	FIRE INDICATOR PANEL, REFER DRAWINGS
HC	HOSE COCK, REFER TO S.D. DRAWINGS
HD	FIRE HYDRANT, REFER TO F.S. DRAWINGS
IFT	INDUSTRIAL FLOOR TRAP, REFER DRAWINGS
IL-01	15MM FLUSH PLASTERBOARD WALL FRAMING, PAINT FINISH INSULATED WALL PANEL, REFER DRAWINGS
LS-02	SOFT LANDSCAPING, P.S. ITEM
LS-03	TURF LANDSCAPING, P.S. ITEM
LS-04	EXTENT OF BRICK PAVING ON COMPACTED FILL TO DIMEN SHOWN
LS-05	EXTENT OF BITUMEN ON APPR COMPACTED ROAD, BASE, EVE AS SHOWN
LS-07	EXTENT OF CONCRETE HARDI APPROVED WATERPROOF MEM TO S DRAWINGS
LS-09	EXTENT OF GRAVEL ON CLEAN SAND FILL AS SHOWN
MSB	MECHANICAL SERVICES SWITC SERVICES DRAWINGS
NTD	NETWORK TERMINATION DIM DRAWINGS
PCP	CONCRETE WALL PANELS, REFER DRAWINGS, PAINT FINISH TO EXTERNAL SURFACES AS SPECIFIED
PMF	POLE MOUNTED FLOOD LIGHT DRAWINGS
RPZD	REDUCED PRESSURE ZONE DI S.D. DRAWINGS
SMBS	575E MAIN SWITCHBOARD, REFER DRAWINGS
WS-01	WHEEL STOP FIED INTO PAW CONTRACTOR, REFER TO SET

* Plan subject to change

THE DEVELOPER

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

Since being established in 2017 Cosgrove Group has acquired 12 assets nationally, primarily across retail and industrial asset classes.

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.

Cosgrove 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



> 4 Clayton Street, Midland



> Interlink, Strathfield



www.cosgrovegroup.com.au

FURTHER INFORMATION



Vend Property and Cosgrove Group are pleased to present this opportunity to lease at 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 Klopper

Managing Director

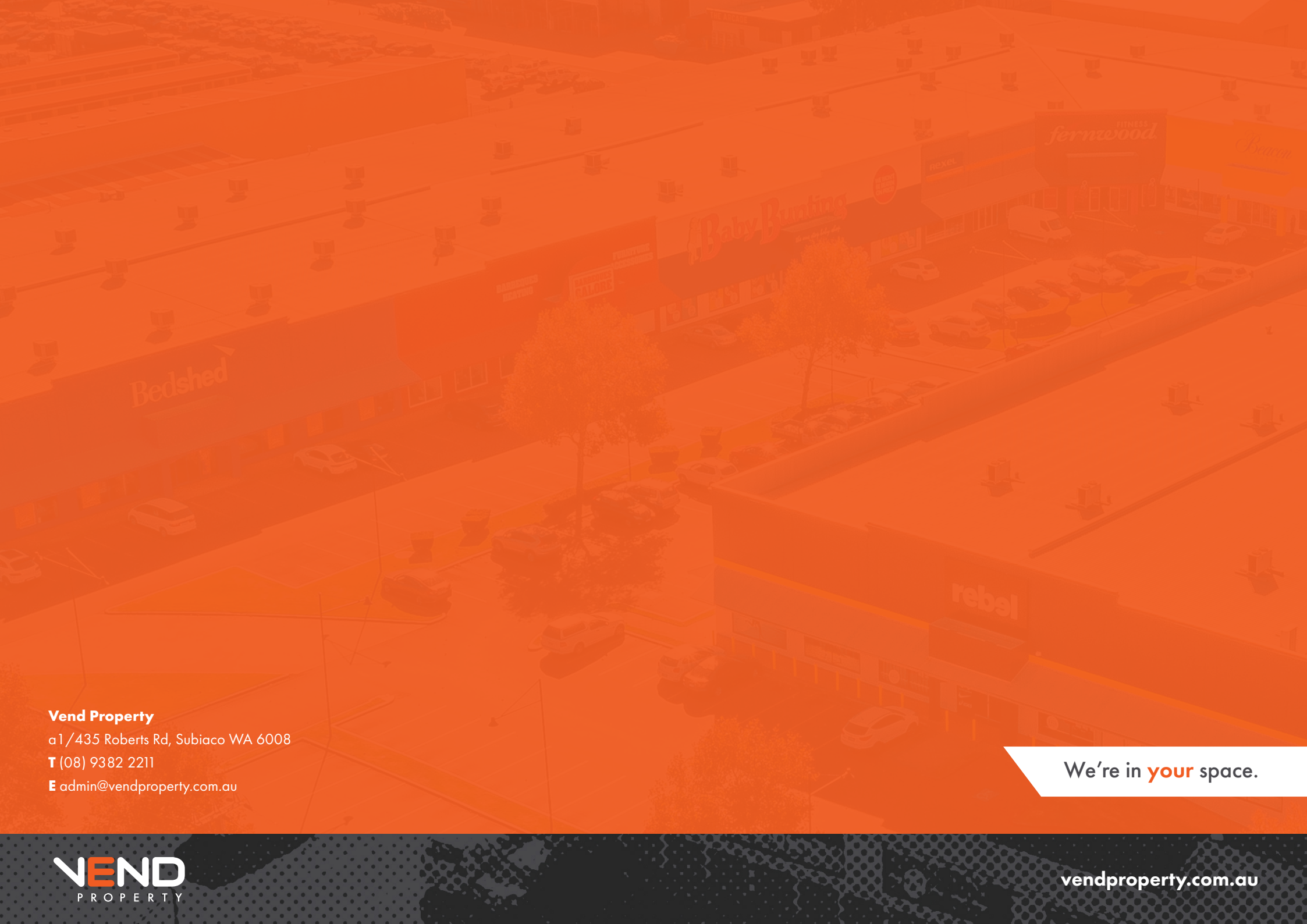
0418 945 759

jeff.klopper@vendproperty.com.au



Another quality development by:

COSGROVE
GROUP



Vend Property

a1/435 Roberts Rd, Subiaco WA 6008

T (08) 9382 2211

E admin@vendproperty.com.au

We're in **your** space.