



## 73 Bickely Road, Beckenham WA

### KEY INFORMATION

#### Address

73 Bickely Road, Beckenham WA

#### Price

Contact Agent

#### Type

Commercial / Industrial/Warehouse

#### Land Area

5348 sqm

#### Build Area

1 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

Large Industrial Land Holding of 5,348 sqm with Holding Income is being offered to the Market For Sale by way of "Offers Invited"

The subject property offers:

- Land area of 5,348 sqm
- Zoned "General Industry" Under the City of Gosnell's Town Planning Scheme No. 6.
- Holding Income of \$264,771.80 net pa from ASX listing Downer EDI Works Pty Ltd
- Current lease expires 31 December with a further 1 x 2 year option
- 3% increases apply 01 January 2024 and 01 January 2025 and 2026 (if the options are exercised)
- Whilst there was some old contamination prior to 2007, there has been no further contamination since 2007, accordingly, the

Dept of Environmental Regulation has restricted the land use to that of industrial/commercial use making the land ripe for redevelopment. All reports available for review.

Current Net Rent: \$264,771.80 pa net + GST

Outgoings: \$61,777.60 pa + GST - Recovered from the tenants

Available: Now

Contact Jonathan Kilborn or Con Passaris to arrange an inspection..

### AGENT INFORMATION



**Jonathan Kilborn**  
PRINCIPAL/LICENSEE

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**Con Passaris**  
PRINCIPAL

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