

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top right corner of the image. The text is white and is set against a solid yellow rectangular background.

Leasing Brochure

# PERTH AIRPORT

2 Hugh Edwards Drive

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High-grade warehouse facility in the heart of Perth's transport and logistics hub



# Introduction

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Savills and JLL as joint leasing agents are pleased to offer 2 Hugh Edwards Drive, Perth Airport for lease. The facility provides businesses the opportunity to relocate to a corporate-standard office and warehouse on the doorstep of Perth's road, rail and air hub.







# Executive Summary

**Property** 2 Hugh Edwards Drive, Perth Airport WA

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**Description** High-grade warehouse accommodation with an adjoining corporate-presenting single-level office, ideally suited to large-scale logistics operators. The 10,726sqm\* high-truss warehouse is complemented by a further 1,341sqm\* of sprinklered canopy areas (7m wide), providing all-weather loading capabilities. The well-maintained modern office of 701sqm\* is inclusive of a reception area, open plan desk-space, boardroom and staff amenities.

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**Location** Strategically located within Perth Airport's South precinct. Highly suited for transport, logistics and 3pl operators, the property is ideally positioned for premium large-scale occupiers and benefits from excellent positioning with quick access to Tonkin, Leach and Roe Highways.

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**Building Areas** A breakdown of the building areas at 2 Hugh Edwards Drive is provided below.

	Sqm*
Office	701
Warehouse	10,726
Total Buildings	11,427
Site Area	20,050

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**Zoning** Precinct - Airport South

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\*Approximate

**Exclusive  
Leasing Agents**

**Matthew Hopkins**

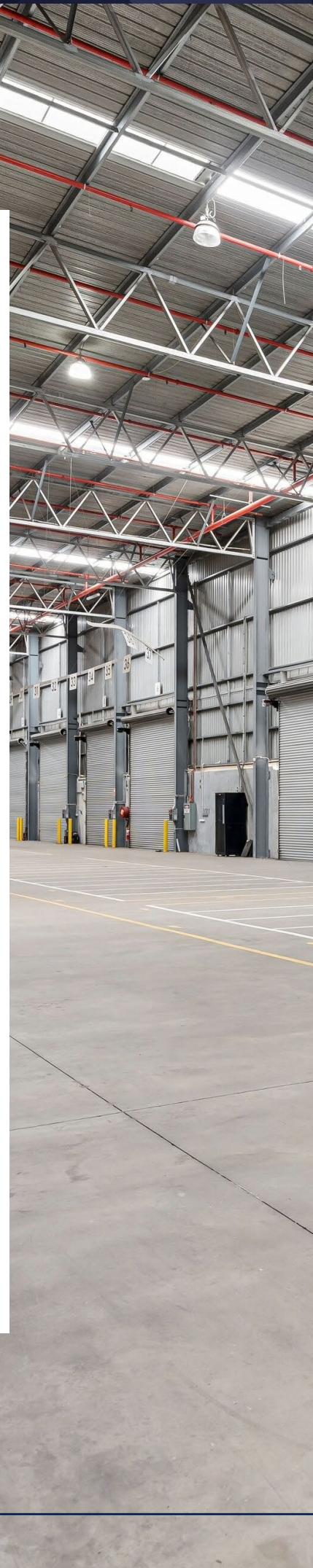
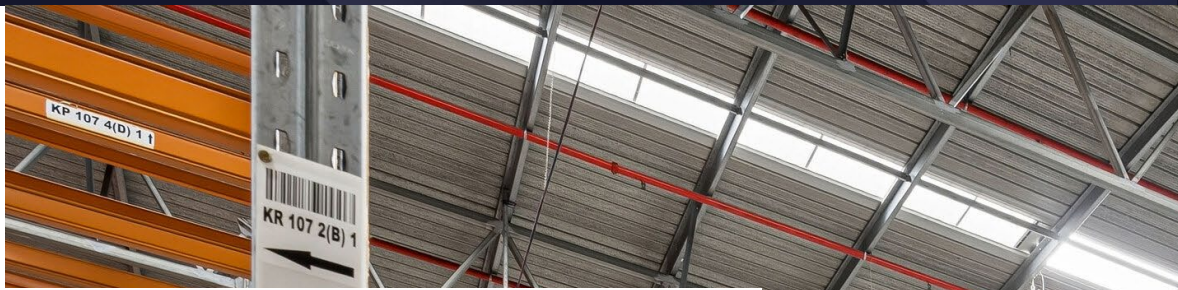
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# Key Highlights

- 10,726sqm\*distribution warehouse
- 701sqm\* corporate office
- 20,050sqm\* site
- Purpose-built logistics facility
- Truss-height 9.5-9.8m\*
- Fully racked
- 6 on-grade roller doors
- 10 recessed docking bays
- Drive through access
- 68 car parking bays







# The Property

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2 Hugh Edwards Drive provides substantial high-grade warehouse accommodation with an adjoining corporate-standard single-level office, ideally suited to large-scale logistics operators.

With truss-heights of up to 9.8m\* and ESFR sprinkler system, the in-situ racking provides substantial fit-out saving and a fullheight property that is ready-to-go. The 10,726sqm\* warehouse is adjoined by 701sqm\* of office/amenities and complemented by a further 1,341sqm\* of sprinklered canopy areas (7m wide), providing all-weather loading capabilities. The well-maintained modern office is inclusive of a reception area, open plan desk space, boardroom and staff amenities.

The fully-secured 20,050sqm\* site provides ample concrete hardstand for container laydown areas, with 68 staff car parking bays lining the west of the property boundary. The primary access to the property is via Hugh Edwards Drive, with drivethrough capabilities to Tarlton Crescent, assisting truck egress and traffic flow. Flexible loading arrangements are provided by the mix of six 5m-wide electric on-grade roller doors to the southern elevation, with an additional ten recessed docking bays on the northern elevation.

Additional features at 2 Hugh Edwards Drive include an extensive CCTV system, three-phase power, internal steel-mesh security pens and high-bay halogen lighting.

\*Approximate



## Building Areas



AREA	sqm*
Warehouse	10,726
Office	701
Canopies	1,341
Site Area	20,050

\*Approximate

# Location

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**Perth Airport is considered to be one of Perth's core industrial locations, ideally positioned for premium largescale occupiers to take advantage of the proximity to major road, rail and air connections.**

2 Hugh Edwards Drive is positioned within the south of the precinct, with quick access to Leach, Tonkin and Roe Highways and is in close proximity to other key infrastructure including Kewdale Rail Freight Terminal, as well as other established industrial areas. With the recent completion of the Forrestfield-Airport rail link, accessibility to a wider workforce will continue to cement Perth Airport as a prime industrial precinct.



**1.0km\*** to Perth Airport



**3.2km\*** to Tonkin Highway

**3.3km\*** to Leach Highway

**4.7km\*** to Roe Highway

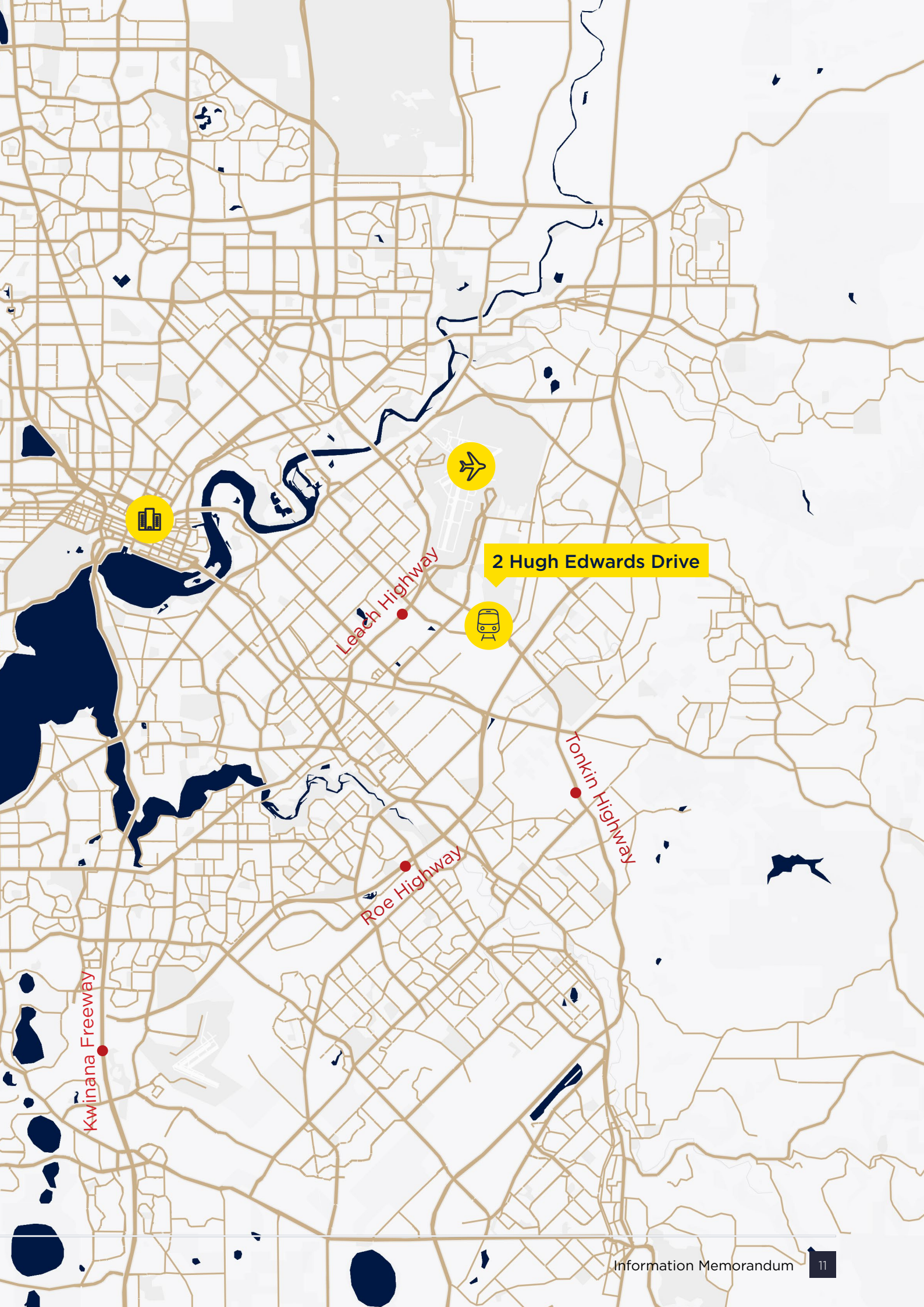


**4.4km\*** to Kewdale Freight Terminal



**12km\*** to Perth CBD

\*Approximate



2 Hugh Edwards Drive

Kwinana Freeway

Leach Highway

Roe Highway

Tonkin Highway

# Further Information

2 Hugh Edwards Drive is an outstanding opportunity for a variety of business-types to secure a large-scale facility in a prime location.

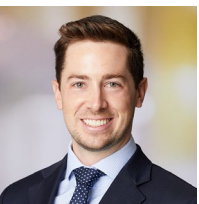
For further information or to arrange an inspection, please contact the joint leasing agents.



## Matthew Hopkins

State Director WA,  
Industrial & Logistics

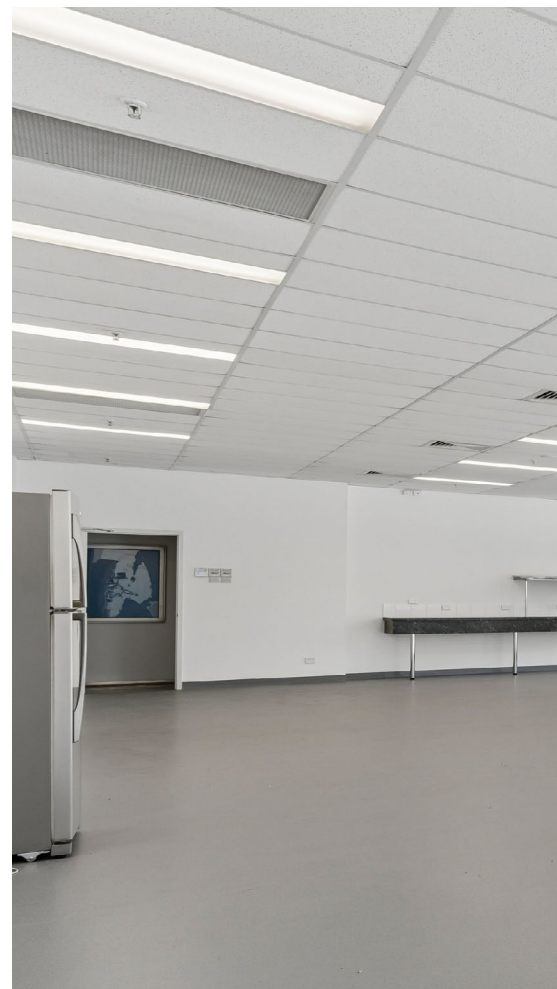
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