

# NUNAWADING'S PREMIER BUSINESS COMMUNITY

31-39 NORCAL ROAD NUNAWADING  
STRATA OFFICES & OFFICE WAREHOUSES



**industria**  
NUNAWADING



# NUNAWADING'S PREMIER BUSINESS COMMUNITY

Industria Nunawading will be a vibrant commercial hub just metres from Nunawading's Golden Mile retail precinct, Melbourne's largest bulky goods retail shopping strip.

Strategically positioned near major health, education, retail, government and transport infrastructure in the prosperous City of Whitehorse.



72 architecturally designed office warehouses from 91m<sup>2</sup> to 398m<sup>2</sup>



Iconic three level office building with tenancies from 55m<sup>2</sup> to 889m<sup>2</sup>



Premium onsite café



Elevated site with city views



Walk to Nunawading train station and shops



Ideal for owner occupiers and SMSF investors



# PRIME LOCATION



Melbourne CBD  
27 minutes



Box Hill  
10 minutes



Eastlink M3  
5 minutes (2.6kms)



Nunawading  
Train Station  
800 metres



Bus Stop  
300 metres





# LOCATION

## EAT, DRINK & SHOP

1. Industria Nunawading Café
2. Home HQ (The Good Guys, Harvey Norman & Super Amart)
3. Bunnings
4. Officeworks
5. Station Street Café
6. The Noodle Shop
7. Nunawading Kebab Station
8. Costco
9. Forest Hill Chase
10. Eastland Shopping Centre
11. Westfield Doncaster

## RECREATION

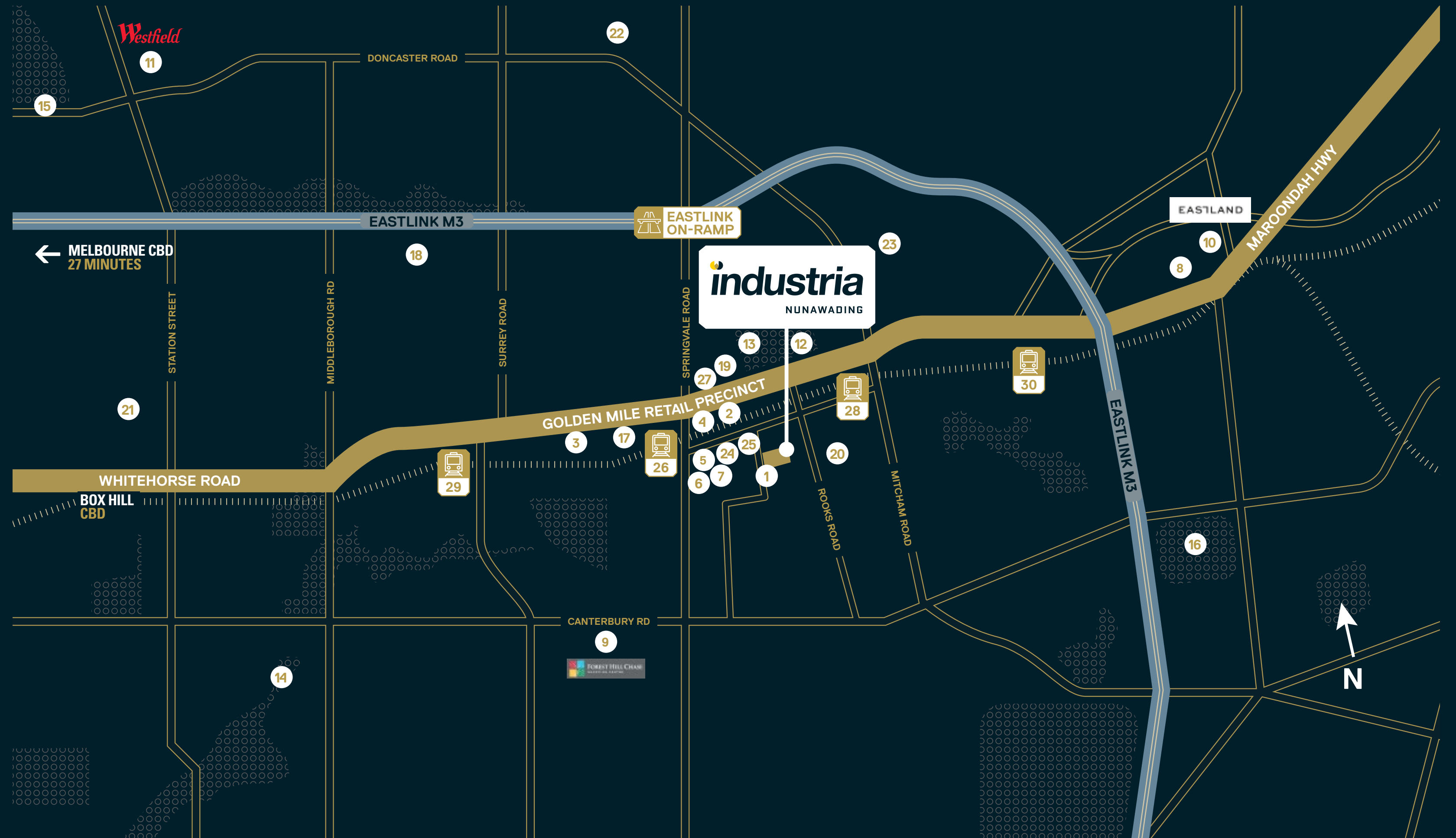
12. Walker Park
13. Whitehorse Centre, theatre & arts centre
14. Box Hill Golf Club
15. Eastern Golf Club
16. Ringwood Public Golf Course
17. Hard Rock Climbing Company
18. Bounce

## SERVICES

19. Whitehorse City Council
20. Yarra Valley Water
21. Box Hill Hospital
22. Donvale Rehabilitation Hospital
23. Mitcham Private Hospital
24. Eastside Barber Shop
25. Stylofax Hair Studio

## ACCESS

26. Nunawading Train Station
27. Nunawading Bus Station (735)
28. Mitcham Train Station
29. Blackburn Train Station
30. Heatherdale train Station









# PROJECT FEATURES: DESIGN

- Flexible sizes and layouts to suit any business
- Generous natural light in office spaces
- High quality internal and external finishes
- Kitchenette and amenities (including showers) in all office warehouses
- End of trip facilities including shower and bicycle parking
- Ample car parking on title
- Securely gated with remote controlled after hours access





# PROJECT FEATURES: SUSTAINABILITY

- Environmentally Sustainable Design (ESD) initiatives reducing operating costs
- Solar powered office building
- Optional solar power for office warehouses
- Rainwater harvesting
- Optional 2000L rainwater tank for office warehouses







# LOCAL AREA AMENITIES

- Metres from Nunawading's golden mile retail precinct
- Walk to Nunawading train & bus stations
- Walk to local shops, cafés & gym





# FLEXIBLE SPACES

Industria Nunawading features flexible commercial and industrial spaces designed to meet the changing needs of modern businesses and appeal to a wide range of end users including:

- Small Business
- Tradespeople
- Import/Export Businesses
- Business Services, IT & Technology
- Warehousing and Personal/ Business Storage
- Light Industrial/Manufacturing

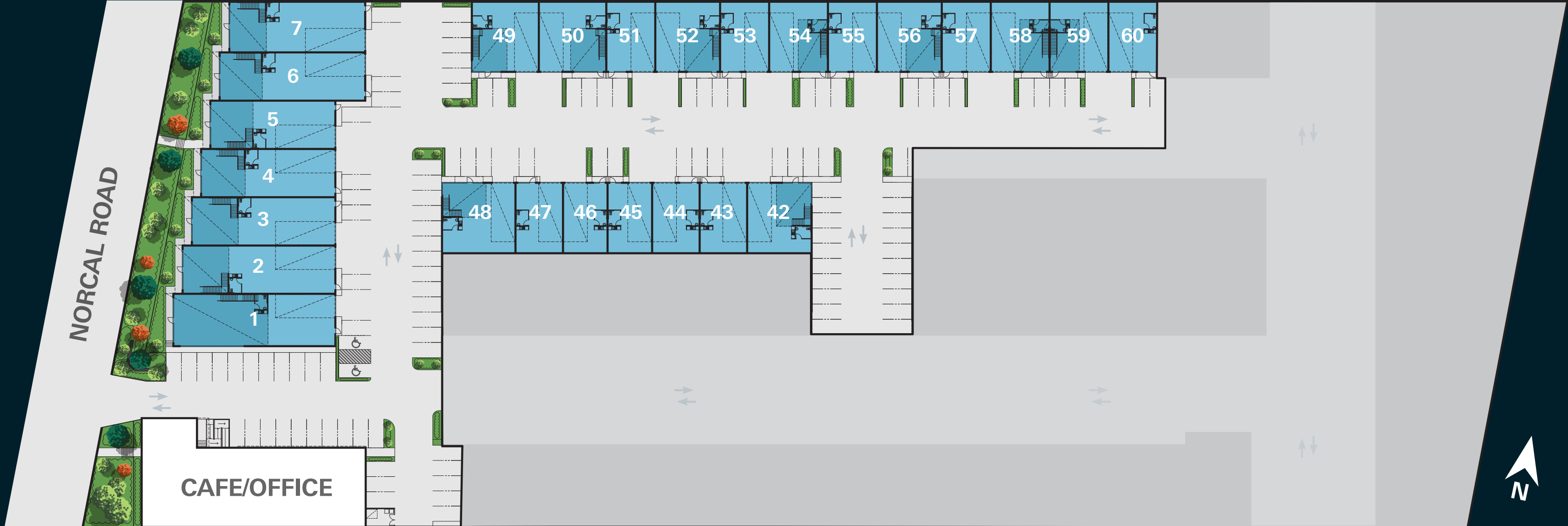


NOTE: Owner's corporation rules forbid occupation by motor mechanic and panel beater users.





# MASTER PLAN



**KEY**

- Warehouse
- Loading Dock
- Mezzanine
- Carpark
- Landscaping
- Future Development

UNIT NO.	GROUND FLOOR AREA (M <sup>2</sup> )	MEZZANINE AREA (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )
1	248	150	398
2	214	70	284
3	201	70	271
4	188	67	255
5	175	65	240
6	204	65	269
7	201	60	261
42	133	45	178
43	97		97

UNIT NO.	GROUND FLOOR AREA (M <sup>2</sup> )	MEZZANINE AREA (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )
44	97		97
45	91		91
46	91		91
47	97		97
48	151	45	196
49	138	45	183
50	138	45	183
51	100		100
52	132	45	177

UNIT NO.	GROUND FLOOR AREA (M <sup>2</sup> )	MEZZANINE AREA (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )
53	100		100
54	120	45	165
55	100		100
56	132	45	177
57	100		100
58	120	45	165
59	120	45	165
60	100		100

Area's and layouts are subject to change



# THE OFFICE BUILDING

The iconic three storey office building incorporating a ground floor café will provide the perfect home for your business.

- City views
- Premium café
- Generous natural light to all suites
- Office space from 55m<sup>2</sup> to 889m<sup>2</sup>
- Kitchenette amenities in all suites
- Lift and stair access to upper levels
- Ample car parking on title
- End of trip facilities including bike parking, lockers and shower





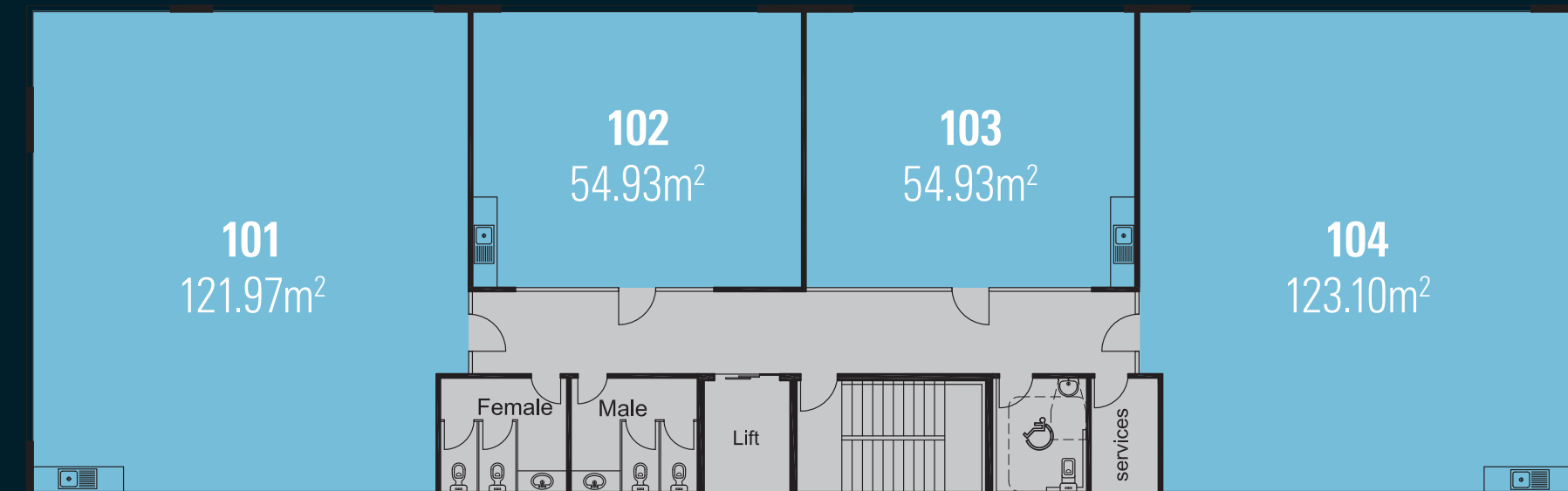


# CAFÉ AND OFFICES

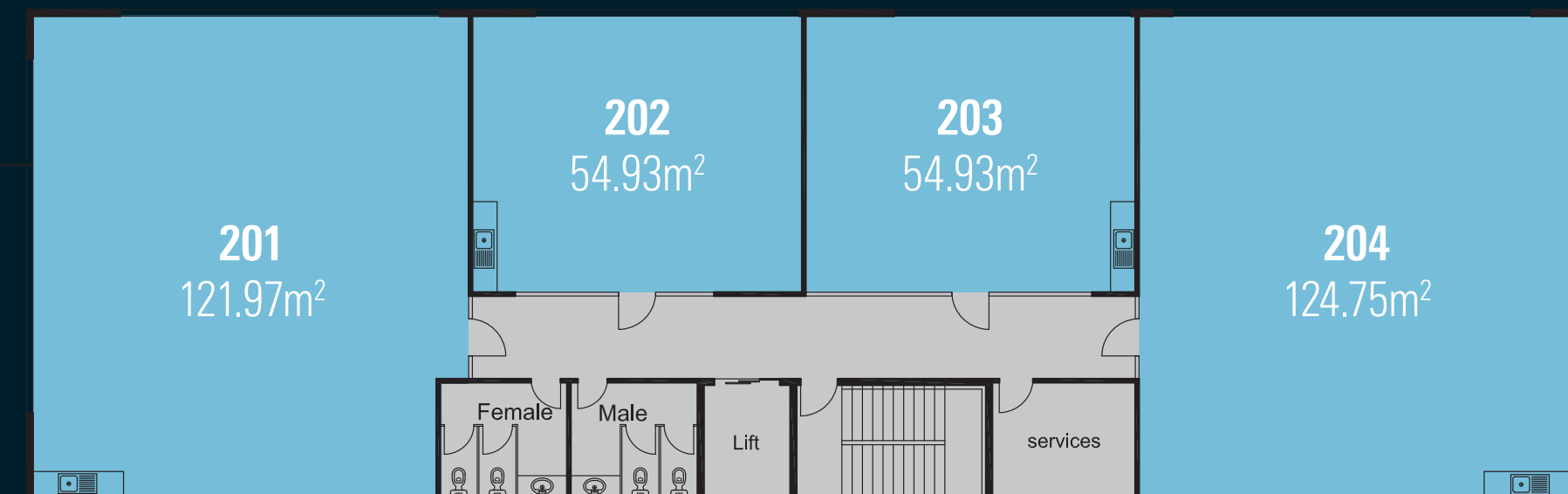
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





# YOUR INVESTMENT OPPORTUNITY

## INVESTMENT SUMMARY

- From \$295k
- Significant stamp duty savings
- Broad range of tenants
- Diversify your investment portfolio
- Record low interest rates

# 95.8%

### Occupancy rate

For Eastern Industrial Market.

Source: Urbis Melbourne Industrial Vacancy Study.



Above Average  
Population Growth

# 4.3%

### Unemployment rate

Nunawading has relatively low unemployment rate of 4.3% vs. 6.3% for greater Melbourne.

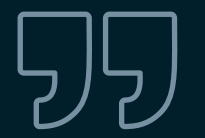
Source: ABS from Dec '15.





# COMMERCIAL PROPERTY INVESTMENT

“Savills expect Victoria’s industrial demand to be driven by online retailing, household goods & housing construction and food retailing, all supported by its rising population.”



Savills Australia

## Benefits of Investing in Commercial Property

- Large depreciation benefits & tax benefits
- Higher net returns compared with residential
- Yearly rent reviews
- Longer term tenancies
- Tenants pay all outgoings
- Minimal on-going maintenance issues/expenses
- GST is fully refundable
- Buy in SMSF and lease back to your own business.
- No Residential Tenancies Act
- Avoid stock market volatility

	Residential	Industrial
Median average unit price	\$895,000	<b>\$600,000</b>
Rental return	2-3%	<b>6-7%</b>
Outgoings	Paid by the landlord	<b>Paid by the tenant</b>
Average lease term	1 year	<b>3 years</b>

## Average yield

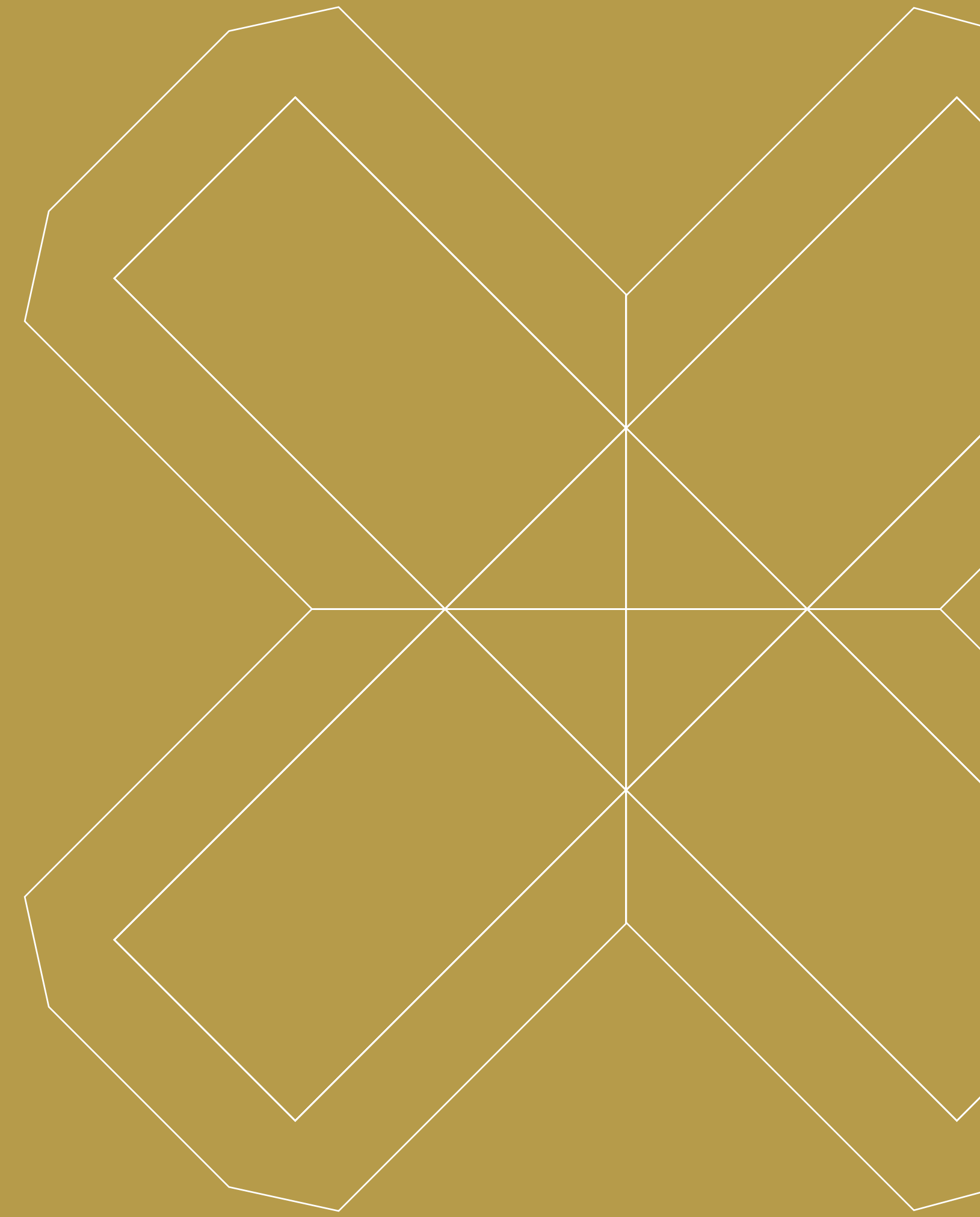
Average investor returns for recent Wilmac projects

**7.74%**  
Industria Spotswood

**7.21%**  
Industria Oakleigh



# PROJECT SPECIFICATIONS:





# PROJECT SPECIFICATIONS: WAREHOUSE



## External Walls

- Full height concrete panels with commercial framed glazed windows
- Texture roll-on paint to panels

## Internal Walls

- Concrete walls and exposed steel frame
- Paint finished plaster board walls to first floor office area
- Floor to ceiling wall tiles to water closet (WC)

## Floor Construction & Finishes

- Reinforced concrete floor slab to ground level
- Steel framed mezzanine structure with structural chip board flooring to first floor office
- Ceramic floor tiles to WC
- Commercial grade carpet tile to first floor office

## Structure

- Clear span structure with load bearing concrete panels
- First Floor – steel framed mezzanine structure supported by steel columns

## Roofing

- Steel frame with metal roof cladding, sisalation and skylights
- Air-conditioning & Ventilation
- Split system heating and cooling to first floor office space
- Warehouse and amenity areas to be ventilated in accordance with the BCA

## Ceilings

- First floor office – suspended ceiling tiles
- Underside of first floor office – suspended ceiling tiles
- Amenities – painted flush plasterboard ceiling

## Amenities

- Unisex toilet to meet BCA requirements
- Fixtures / Fittings — Ceramic basin, selected tapware, porcelain toilet suite, shower head, wall mixer and wall mounted mirror to WC
- Drainage point for shower
- Kitchenette including sink, hot and cold water outlet, cupboard with stone benchtop & splashback

## Electrical

- Separately metered three phase power to each unit
- General Power Outlets (GPO's) as follows:
  - One (1) double GPO to switchboard
  - Two (2) double GPO's to underside of first floor office (entrance foyer and kitchenette)
  - First Floor office – One (1) GPO per 15sqm of office space



# PROJECT SPECIFICATIONS: WAREHOUSE



## Lighting

### Warehouse

- High bay lighting and emergency lighting to meet BCA
- Recessed fluorescent lighting to underside of first floor office

### Office

- Recessed fluorescent lighting

### Water Closet

- Fluorescent downlights

### External

- Canopy lighting
- Security lighting above roller door

## Communications

- National Broadband Network (NBN) fibre cable terminated in an intermediate distribution frame allocated to each tenancy, located on each respective floor

## Fire Service

- To comply with the requirements of the CFA/MFB and the BCA

## Landscaping

- Landscaping to the satisfaction of Whitehorse City Council and in accordance with approved Town Planning drawings

## Other

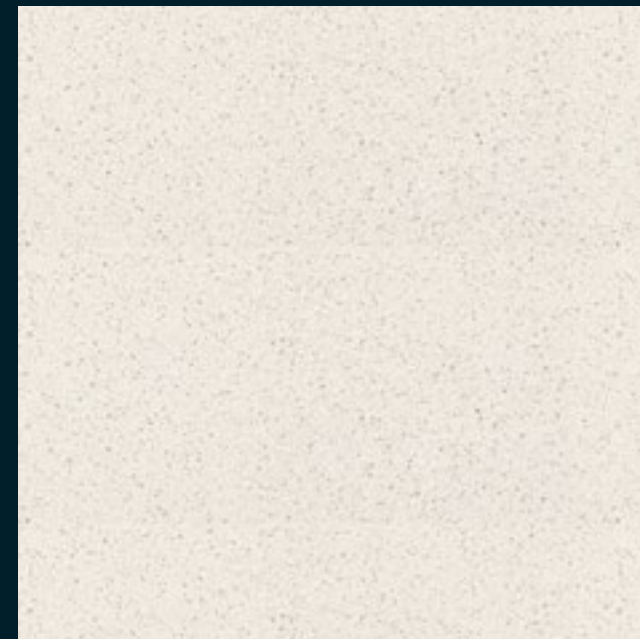
- Motorised vehicle gate to Norcal Road entrance
- Stair structure with timber treads
- Stainless steel balustrade and handrail to staircase
- Roller shutter doors – 5m high x 3.6m (or 4.0m) wide automatic roller shutter doors
- Alucobond external canopies

## Exclusions

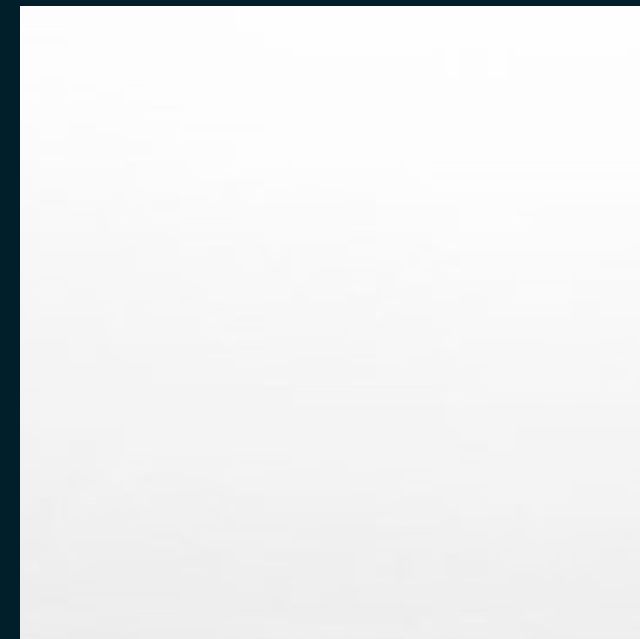
- All loose furniture, whitegoods, office workstations, window furnishings and joinery items
- Reticulation of data and communications, telephone and all client fit-out requirements
- Air-conditioning to warehouse areas and ground floor below mezzanine office
- Incoming gas supply/reticulation and associated works
- Security system
- Corporate signage, associated permits and related works
- Shower screens



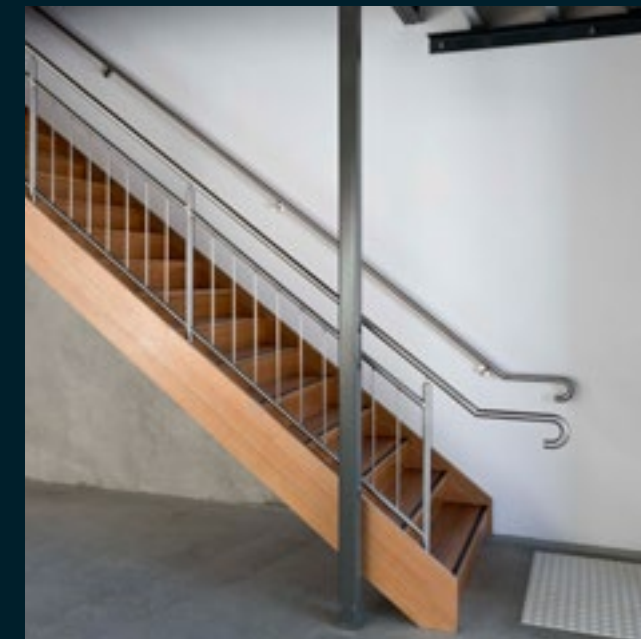
# PROJECT SPECIFICATIONS: OFFICE WAREHOUSE FINISHES



STONE BENCHTOP & SPLASHBACK



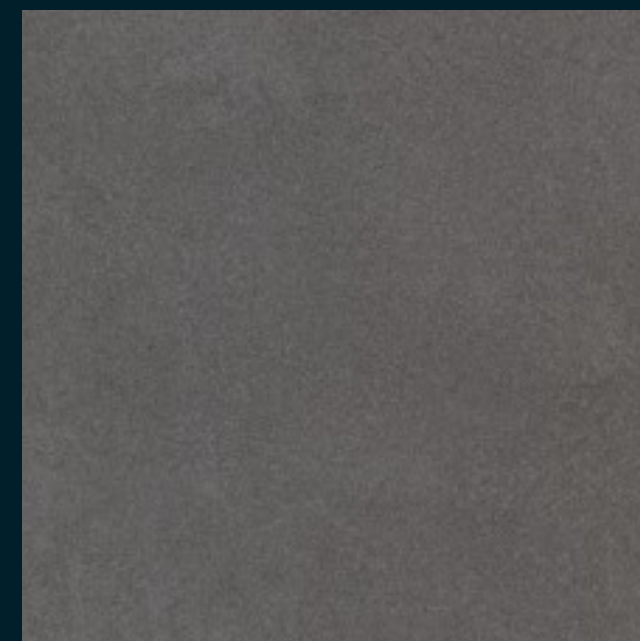
AMENITIES WALL TILE



STAIRCASE



LAMINATE KITCHEN JOINERY



AMENITIES FLOOR TILE



TAPWARE



OFFICE CARPET TILES



# PROJECT SPECIFICATIONS: OFFICE

## OFFICE TENANCIES



### Floors

- Commercial grade carpet tile

### Internal Walls

- Plasterboard with paint finish
- Aluminium ducted skirting with provision for power and data

### Windows

- Glazed offices doors and front partitions

### Services

- Dedicated ducted AC to each office
- LED lighting in suspended ceiling targeting average illuminance of 320 lux
- Distribution board for lighting and power provided and located within each office
- Communications - National Broadband Network (NBN) fibre cable terminated in an intermediate distribution frame allocated to each tenancy, located on each respective floor
- Ducted skirting with provision for power and data

### Kitchenette

- Kitchenette with sink, hot and cold water, splashback and laminate cupboards
- Air-conditioning & Ventilation
- Split system heating and cooling to first floor office space
- Warehouse and amenity areas to be ventilated in accordance with the BCA

### Ceiling

- Suspended acoustic ceiling tile with LED lighting



# PROJECT SPECIFICATIONS: OFFICE

## GENERAL BUILDING AND COMMON AREAS



### Structure, Façade & External Walls

- Concrete Structure with reinforced concrete floor slabs
- Pre-cast Concrete walls with smooth finish
- Infill external glazing to meet BCA
- Alucobond Canopies
- Automatic Entrance Doors

### Amenities

- Full height ceramic wall tiles
- Reconstituted stone benchtops
- Flush plasterboard ceilings
- Laminate toilet partitions
- End of trip facilities including showers and bike racks

### Floors

- Tiled floor to lobby, common areas and amenities

### Services

- LED downlights to lobby, common areas & common amenities
- Fire Protection to meet BCA
- Security: Common access control system with proximity cards
- Lift servicing all levels

### Other

- Kitchenette with sink, hot and cold water, splashback and laminate cupboards
- Solar PV system on roof
- Landscaping
- Alfresco dining area as part of Café

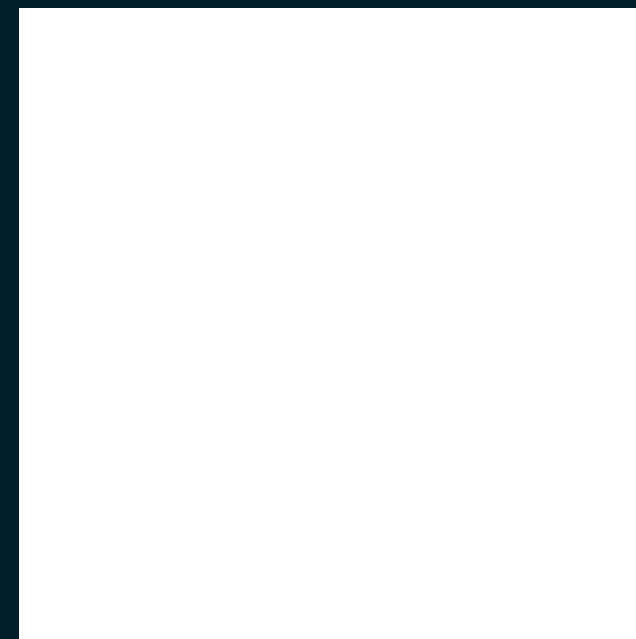
Note: Finishes, fittings & fixtures may vary due to supply/availability issues.



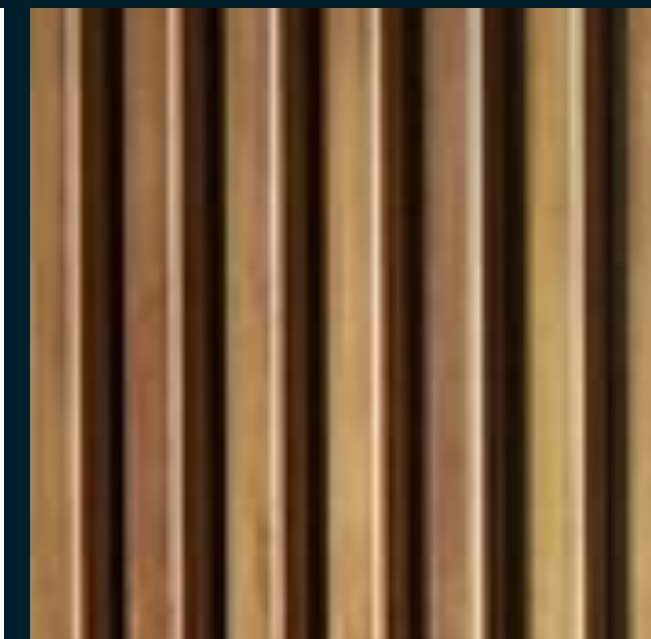
# PROJECT SPECIFICATIONS: OFFICE FINISHES



FEATURE STONE IN LOBBY,  
CORRIDORS & WET AREAS



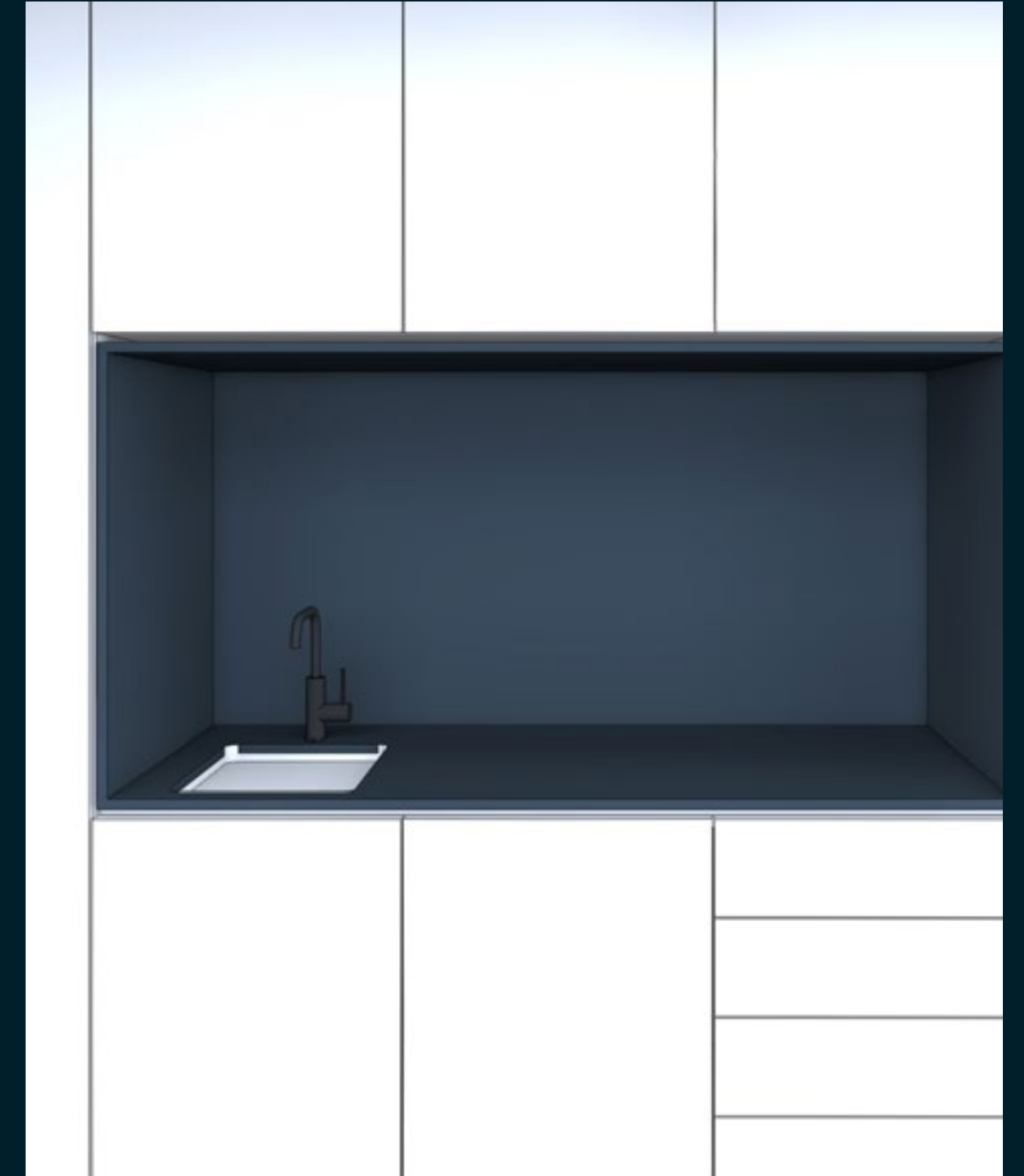
WHITE PLASTERBOARD IN  
CORRIDORS & WET AREAS



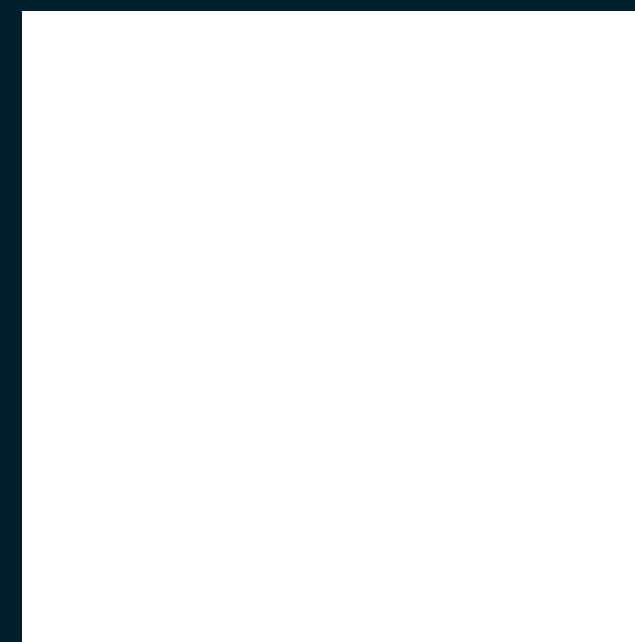
NATURAL TIMBER IN LOBBY  
FEATURE WALL & CORRIDOR  
CEILING



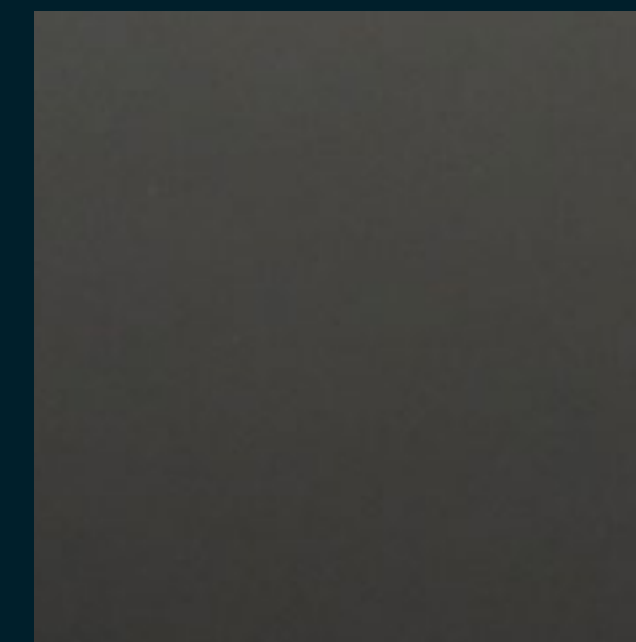
# SPECIFICATIONS: OFFICE FINISHES



SELECTED CARPET TILES



WHITE LAMINATE JOINERY



MATTE BLACK ACRYLIC  
SPLASHBACK



SELECTED TAPWARE



# DEVELOPER PROFILE



Wilmac is a property development company based in Melbourne, Australia with proven ability to source, facilitate and deliver a wide range of projects across commercial, Industrial and residential property developments. Wilmac's principals, Chris Wilkins and Angus McQueen, draw on over 30 years' experience in the property development industry to bring a wealth of knowledge and a diverse yet complimentary set of skills to benefit every project undertaken.

Folkestone provides real estate wealth solutions. Folkestone's funds management platform, with \$1.05 billion under management, offers listed and unlisted real estate funds to private clients and select institutional investors, while its on balance sheet activities focus on value-add and opportunistic (development) real estate investments.





For further information  
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**Industria Nunawading**  
**31–39 Norcal Road Nunawading**

**industria**  
NUNAWADING

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