

NOW LEASING



SUGARHILL

BUSINESS PARK YARRAVILLE

REDISCOVER OLD LANDSCAPES WITH FRESH EYES



SUGARHILL.NET.AU

260 WHITEHALL STREET, YARRAVILLE

Rediscover old landscapes with fresh eyes in Yarraville's historic village and railway station precinct.

- > 37 showrooms, offices & warehouses from 143m² to 253m²
- > Industrial 3 zoning suitable for a diverse range of business activities
- > Ideal for growing businesses, tradesmen, vehicle storage and SMSF investors
- > Stellar location in Yarraville overlooking the Melbourne CBD and Ports



Created by award winning commercial architects Mills Gorman, Sugarhill is designed for modern growing businesses seeking to step up to the next level.

Features

- Architect designed glass and feature concrete facades
- Office showrooms with exclusive street frontage addresses from 202m²
- 2 level warehouse lofts with roller door access from 143m²
- Extensive on site car parking allocated to each unit
- Landscaped common areas
- Security gated driveway
- Timber and steel framed feature staircases
- Kitchenette and amenities to each unit
- NBN data ready
- 3 phase power supply and town gas availability
- Main road units facing CBD from 253m² with potential to improve STCA



Travel back in time to the historic Yarraville Village, host to the beautiful Art Deco Sun Theatre, train station, cobbled laneways and friendly family owned cafes, hotels, eateries, boutiques and book stores.



Sugarhill is conveniently located only 6km from the Melbourne CBD and only minutes from the Footscray and Yarraville retail villages.



UNIT SUMMARY

Lot	Address	Ground	Mezzanine	Total	Car Spaces
1	1/15 Earsdon St, Yarraville	101m ²	101m ²	202m ²	3
2	2/15 Earsdon St, Yarraville	101m ²	101m ²	202m ²	3
3	3/15 Earsdon St, Yarraville	101m ²	101m ²	202m ²	3
4	4/15 Earsdon St, Yarraville	101m ²	101m ²	202m ²	3
5	5/15 Earsdon St, Yarraville	101m ²	101m ²	202m ²	3
6	6/15 Earsdon St, Yarraville	101m ²	101m ²	202m ²	3
7	7/15 Earsdon St, Yarraville	102m ²	63m ²	165m ²	2
8	8/15 Earsdon St, Yarraville	102m ²	63m ²	165m ²	2
9	9/15 Earsdon St, Yarraville	102m ²	63m ²	165m ²	2
10	10/15 Earsdon St, Yarraville	102m ²	63m ²	165m ²	2
11	11/15 Earsdon St, Yarraville	102m ²	63m ²	165m ²	2
12	12/15 Earsdon St, Yarraville	102m ²	63m ²	165m ²	2
13	13/15 Earsdon St, Yarraville	81m ²	22m ²	103m ²	1
14	14/15 Earsdon St, Yarraville	94m ²	49m ²	143m ²	1
15	15/15 Earsdon St, Yarraville	94m ²	49m ²	143m ²	2
16	16/15 Earsdon St, Yarraville	94m ²	49m ²	143m ²	2
17	17/15 Earsdon St, Yarraville	94m ²	49m ²	143m ²	1
18	18/15 Earsdon St, Yarraville	94m ²	49m ²	143m ²	2
19	19/15 Earsdon St, Yarraville	94m ²	49m ²	143m ²	2

Lot	Address	Ground	Mezzanine	Total	Car Spaces
20	20/15 Earsdon St, Yarraville	94m ²	49m ²	143m ²	2
21	21/15 Earsdon St, Yarraville	95m ²	49m ²	144m ²	2
22	26/15 Earsdon St, Yarraville	124m ²	132m ²	261m ²	4
24	25/15 Earsdon St, Yarraville	98m ²	55m ²	153m ²	2
25	24/15 Earsdon St, Yarraville	97m ²	55m ²	152m ²	2
26	23/15 Earsdon St, Yarraville	97m ²	55m ²	152m ²	2
27	22/15 Earsdon St, Yarraville	98m ²	55m ²	153m ²	2
28	27/15 Earsdon St, Yarraville	137m ²	94m ²	231m ²	4
29	28/15 Earsdon St, Yarraville	98m ²	55m ²	153m ²	2
30	29/15 Earsdon St, Yarraville	97m ²	55m ²	152m ²	2
31	30/15 Earsdon St, Yarraville	97m ²	55m ²	152m ²	2
32	31/15 Earsdon St, Yarraville	98m ²	56m ²	153m ²	3
33	6/260-266 Whitehall St, Yarraville	163m ²	91m ²	254m ²	2
34	5/260-266 Whitehall St, Yarraville	163m ²	90m ²	253m ²	2
35	4/260-266 Whitehall St, Yarraville	163m ²	90m ²	253m ²	2
36	3/260-266 Whitehall St, Yarraville	163m ²	90m ²	253m ²	2
37	2/260-266 Whitehall St, Yarraville	163m ²	90m ²	253m ²	2
38	1/260-266 Whitehall St, Yarraville	164m ²	90m ²	254m ²	3

Download price list & detailed plans from sugarhill.net.au

All areas are approximate and subject to change. Purchasers shall rely upon the Vendor's Statement.

MASTER PLAN



Units: **37**

Car Spaces: **94**

Key: Mezzanine
 Bathroom

All areas are approximate and subject to change. Purchasers shall rely upon the Vendor's Statement. Plan not to scale.

BUILDING SPECIFICATIONS

External Walls	Full height concrete panels. Commercially framed, glazed entry door and windows. Commercial roller door.	Power	Separately metered 3 phase power terminated at a switch board within each unit. General Power Outlets (GPOs) as follows <ul style="list-style-type: none">· 4 x double GPO to ground floor· 4 x double GPO to Mezzanine level
Internal Walls	Concrete walls and exposed steel frame. Paint finished plasterboard wall to amenities block.	Lighting	High bay and emergency lighting to meet BCA Ground floor – Surface mounted fluorescent lights to undersize of mezzanine and amenities to meet BCA. Mezzanine level – Surface mounted fluorescent lights to meet BCA. External wall lighting at warehouse entry
Floor	Reinforced concrete floor slab at ground level. Steel framed mezzanine structure with structural chipboard flooring to first floor. Ceramic floor tiles to amenities block.	Communications	Communications conduit and cable to each unit terminated at an IDF mounted adjacent the electrical switch board.
Structure	Clear span structure with load bearing concrete panels.	Fire Service	To comply with the requirements of the MFB and BCA
Roofing	Steel framed with metal roof cladding, sisalation and sky light.	Landscaping	Landscaping to the satisfaction of Maribyrnong Council and in accordance with the town planning drawings.
Amenities	Unisex bathroom to BCA requirements. Services provisioning for future installation of shower in bathroom. Kitchenette including sink, hot and cold water and cupboards below.	Other	Steel stair structure with hardwood timber treads

Lot 1-7, 33-38, and 22 include office mezzanine specification. Please refer to contract and vendors statement for detailed specification.

HOW TO PURCHASE

A purchaser may reserve any available unit on an exclusive basis at the agreed price for a period of seven days from the reservation date to conduct purchaser due diligence and to seek financial and/or legal advice.

- > Complete the Sugarhill unit reservation form available upon request from the Vendor's Estate Agent.
- > Pay a \$5000 refundable reservation deposit to the Estate Agent's Trust Account.
- > Upon receipt of a \$5000 deposit, the Vendor's Estate Agent shall provide sale documents to the purchaser including contract of sale and vendors statement.
- > The vendor then grants the purchaser a seven-day exclusive reservation period from the expression of interest date.
- > The purchaser signs an unconditional contract of sale and pays a 10% deposit (less than \$5000 reservation deposit) to purchase the property.
- > If the reservation expires or the purchaser does not proceed, the \$5000 deposit shall be refunded 100% in full to the purchaser by the Vendor's Estate Agent.

PURCHASE TERMS

- Vendor:** Springpack Pty Ltd
ABN 33478244931
- Property:** 260 Whitehall Street,
Yarraville
- Deposit:** 10% payable upon date of signing an unconditional contract of sale.
- Settlement:** Payment of balance of purchase monies & settlement 14 days after the issue of Title & Certificate of Occupancy.
- GST:** The Purchaser must also pay to the vendors an amount equal to the purchase price multiplied by the GST rate at settlement.

WEST GATE TUNNEL PROJECT

The \$6.7 billion West Gate Tunnel Project will provide an alternative to the West Gate Bridge and direct access to the Port. It will slash local Yarraville congestion, improve productivity, reduce travel times and take trucks out of the inner west region adding substantial value to commercial properties on the western side of the Maribyrnong River. It is scheduled for completion in 2022.

Changes and Benefits

- Alternative to the West Gate Bridge with second river crossing
- Daily peak travel times from the west slashed by up to 20 minutes
- 5,600 new jobs created at the peak of construction
- Up to 75% fewer trucks on Francis Street and Whitehall Street
- 6,000 fewer trucks on the West Gate Bridge
- 6,000 fewer trucks on local streets in the inner west
- Improved access to the city from the West

www.westgatetunnelproject.vic.gov.au



DEVELOPER PROFILE

Buxton Family Developments

The Buxton Family spans 4 real estate development generations in Victoria and possess an enviable track record of major commercial development in the Melbourne CBD, New Quay at Docklands, and most recently University Hill in Bundoora.

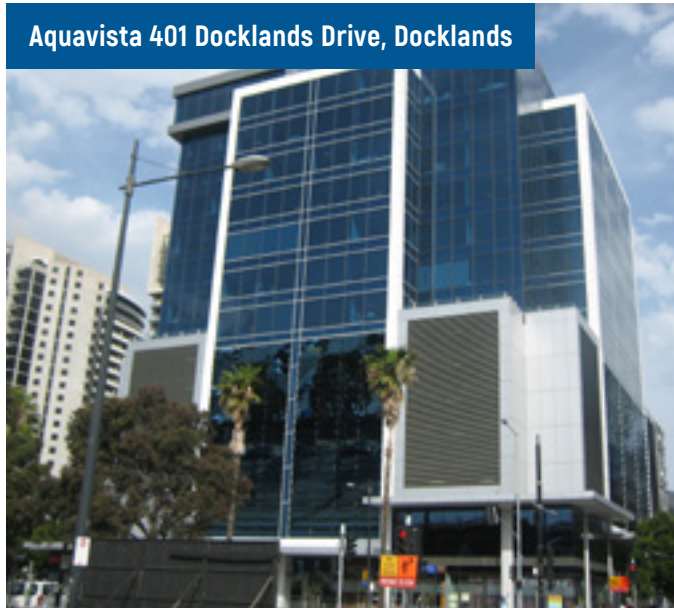
8 Rocklea Drive, Port Melbourne



The Station 208 Hall Street, Spotswood



Aquavista 401 Docklands Drive, Docklands



PROJECT BUILDER

C3 Construction Group Pty Ltd

C3 Construction Group is one of Melbourne's leading commercial builders with over 35 years of experience over two generations specializing in medium to large industrial and commercial business parks.



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