

RayWhite



GATEWAY NORTH

• BUSINESS CENTRE •

62 CROCKFORD STREET, NORTHGATE



EXCLUSIVELY FOR LEASE



Exclusively presented by Ray White Commercial (QLD) - Brokerage Services

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INTRODUCING A VIBRANT, DYNAMIC COMMERCIAL DESTINATION IN NORTHERN BRISBANE.



Ray White Commercial (QLD) is delighted to offer Gateway North Business Centre to the market For Lease.

- + This premium office and warehouse development offers brand new industrial accommodation that is tailored towards corporate users.
- + Architectural design, corporate office amenity, and functional column free warehouse space provides prospective tenants a total business solution.
- + Located in the recognised industrial estate of 62 Crockford Street which has an all new built form street scape, licensed café and medical facilities.
- + The sites' proximity to the Gateway Motorway and Airport Link Tunnel network ensure convenience for staff, clients and customers.



All enquiries in relation to this opportunity are to be directed to the exclusive marketing agents:

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• LOT 3 •



• LOT 2 •



AVAILABILITY

<input checked="" type="checkbox"/>	UNIT NUMBER	GROUND OFFICE	1ST FLOOR OFFICE	WAREHOUSE	TOTAL G.F.A.	RENTAL \$ RATE	RENTAL \$ P.A.	OUTGOINGS \$ ESTIMATE	STATUS
<input checked="" type="checkbox"/>	Lot 2, Unit 1	80 sqm	120 sqm	450 sqm	650 sqm	\$170 p/sqm	\$110,500 p.a.	\$20.45 p/sqm	LEASED
<input type="checkbox"/>	Lot 2, Unit 2	80 sqm	120 sqm	450 sqm	650 sqm	\$170 p/sqm	\$110,500 p.a.	\$20.45 p/sqm	Available
<input type="checkbox"/>	Lot 3, Unit 1	105 sqm	145 sqm	400 sqm	650 sqm	\$170 p/sqm	\$110,500 p.a.	\$20.45 p/sqm	Available
<input checked="" type="checkbox"/>	Lot 3, Unit 2	105 sqm	145 sqm	400 sqm	650 sqm	\$170 p/sqm	\$110,500 p.a.	\$20.45 p/sqm	LEASED

All sizes are approximates only.



ASSET OVERVIEW



ADDRESS

Lots 2 & 3, 62 Crockford Street,
Northgate QLD 4013

ZONING

General Industry (A)

WALLS

Concrete tilt panel

ELECTRICITY

63 amps per phase to switch board

GPO's

8 per tenancy

WAREHOUSE LIGHTING

LED lighting

WAREHOUSE CLEARANCE

Minimum 7.5 metres

REAL PROPERTY DESCRIPTION

Lots 2 & 3 on SP267695

LAND AREA

4,000 sqm* total

ROOF

Metal decking

FLOORS

7.0 tonne axle load; 17kPa distributed loads
(isle widths of 2.5m) ; 4.5 tonne post load
(1500 x 2000 post spacing)

DATA

National Broadband Network (NBN) available

OFFICE LIGHTING

LED lighting

ROLLER SHUTTERS

6.5m high x 5m wide with each tenancy

*Subject to survey



LOCATION OVERVIEW

NORTH BRISBANE INDUSTRIAL CORRIDOR

The subject project is superbly located in the thriving estate at 62 Crockford Street, Northgate. There is a licensed cafe and medical facilities onsite, providing above market amenity.

Nearby at Tufnell Road there is a Woolworths anchored retail centre – comprising of food and beverage, childcare and professional services.

Crockford Street is a feeder off Nudgee Road. Nudgee Road connects with; Toombul Road, the East West Arterial and Kingsford Smith Drive.

This location is recognised by the market due to its connectivity via the Gateway Motorway, Tunnel Network, Domestic and International Airport Terminals.

The Northgate/ Banyo precinct offers both bus and rail public transportation solutions.



LOCATION

IMMEDIATE CONNECTIVITY

1. Brisbane Airport
(9.5km / 14mins)*
2. Racecourse Road, Ascot
(11km / 22mins)*
3. Northshore, Hamilton
(10.5km / 26mins)*
4. Port of Brisbane
(13.5km / 17mins)*
5. Airport Link
(6km / 11mins)*
6. Brisbane CBD
(16km / 26mins)*
7. Gateway Motorway
(5km / 10mins)*
8. Clem7 Tunnel
(13km / 18mins)*
9. Northgate Train Station
(2.5km / 5mins)*
10. Nudgee Road, Banyo
(600m / 1min)*
11. Southern Cross Way, Nundah
(3.5km / 5mins)*

*All distances are approximate only.



LOCAL AMENITY



Kitchen 8

This local licensed café is open seven days serving breakfast and lunch with seasonal menus showcasing Queensland's freshest produce.



Banyo Retail Centre

It's all about shopping convenience at Banyo Retail Centre with over 15 retailers (anchored by Woolworths) and 272 free parking spaces.



The Joint Physio

This multi-disciplinary physiotherapy and allied health clinic is committed to providing the highest level of evidence-based patient care.



Doctors at Northgate

Covering the surrounding suburbs, this medical centre provides a range of bulk billed medical services from brand new facilities on Crockford Street.



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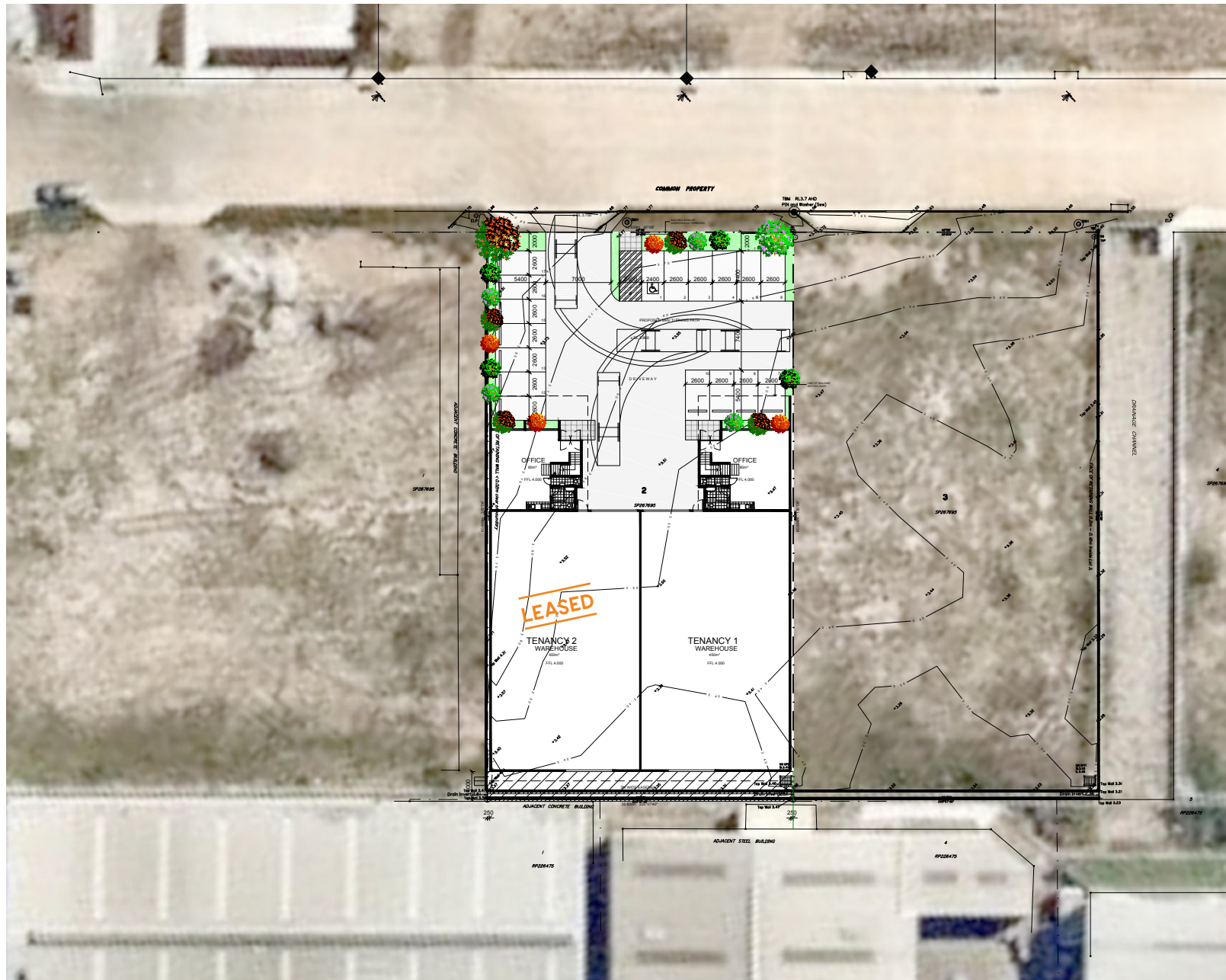
kitchen8.com.au



banyoretailcentre.com.au

LOT 2 PLANS / SCHEMATICS





SITE PLAN

Proposed warehouse development - Lot 2, 62 Crockford Street, Northgate QLD 4013

RPD
LOT 2 ON SP267695

SITE AREA
2,000 SQM*

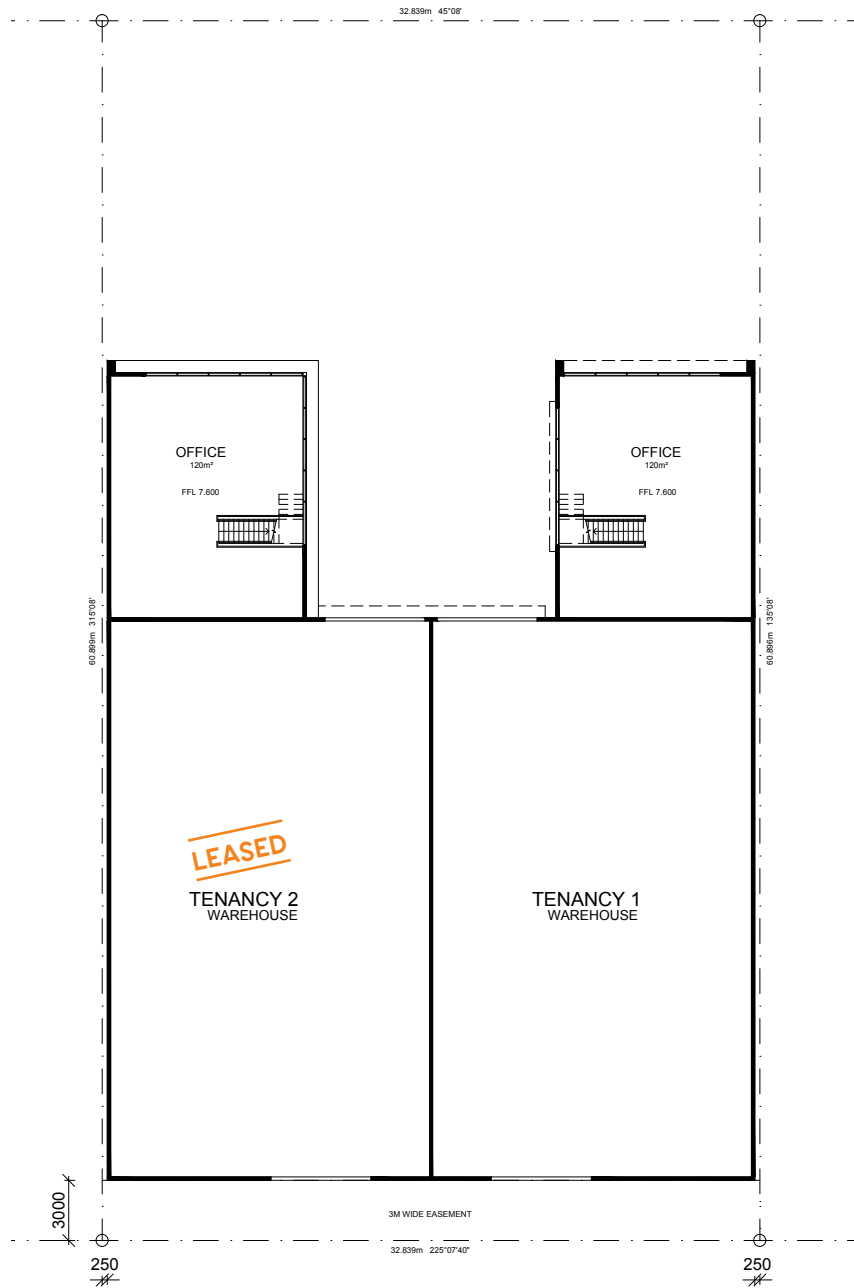
AREA SCHEDULE
OFFICE 400 SQM*
WAREHOUSE 900 SQM*
TOTAL 1,300 SQM*

CAR PARKS
17 BAYS



GROUND LEVEL FLOOR PLAN

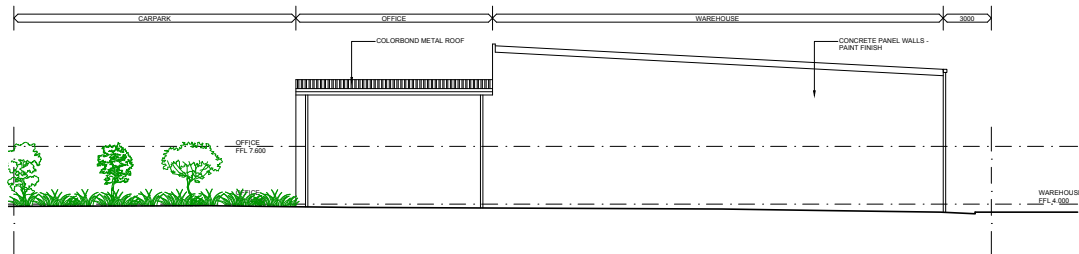
Proposed warehouse development - Lot 2, 62 Crockford Street, Northgate QLD 4013



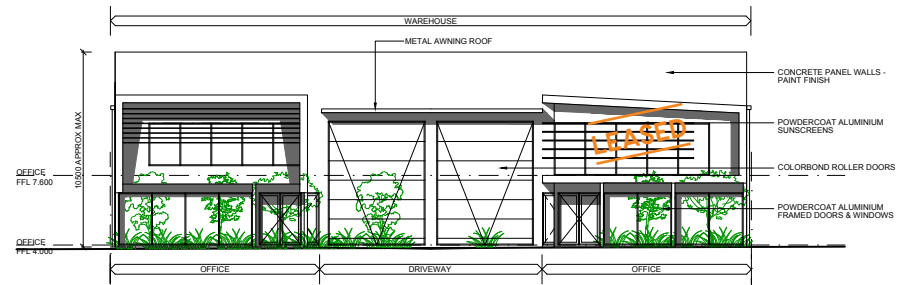
**FIRST LEVEL
FLOOR PLAN**

Proposed warehouse
development - Lot 2,
62 Crockford Street,
Northgate QLD 4013

ELEVATIONS (WEST)

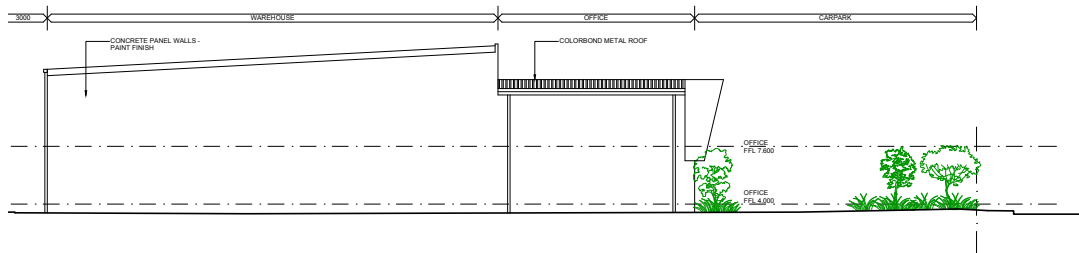


South West Elevation

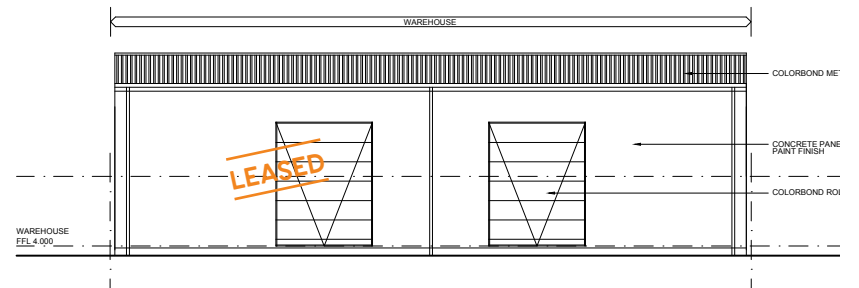


North West Elevation - Street

ELEVATIONS (EAST)



North East Elevation



South East Elevation

CALCULATIONS

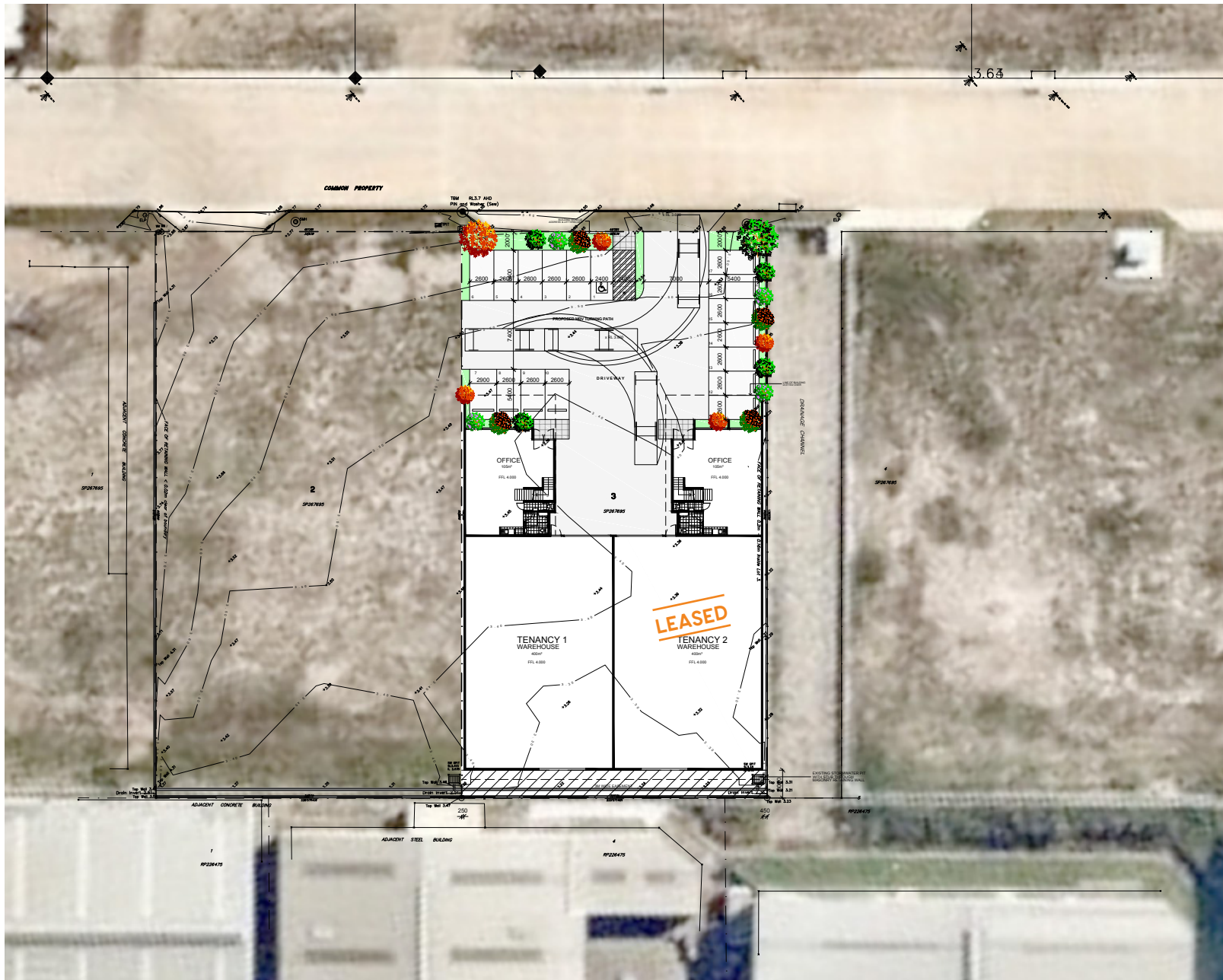
Gross Floor Area
 Site Cover
 Soft Landscaping



. LOT 2 .

LOT 3 PLANS / SCHEMATICS





SITE PLAN

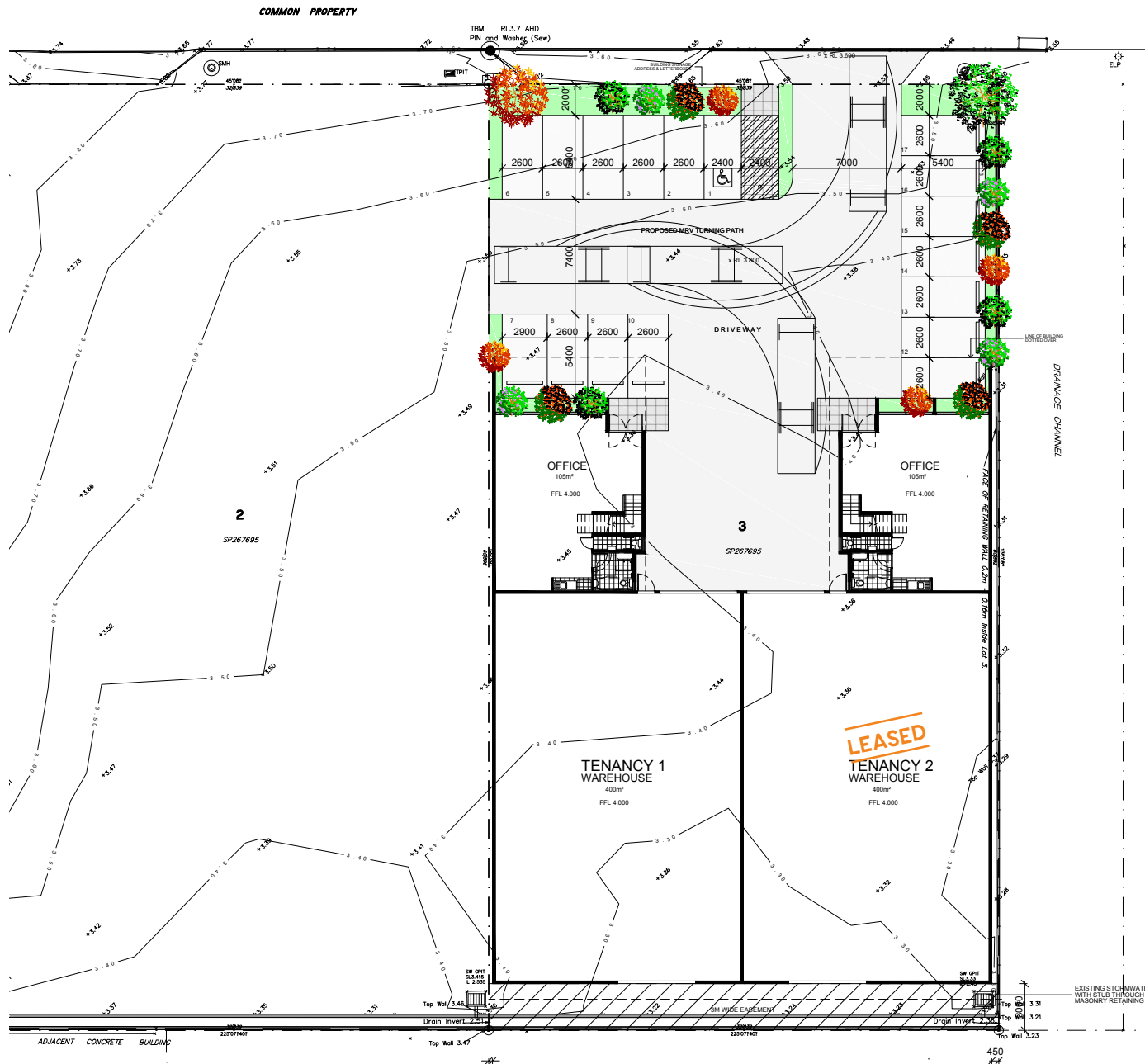
Proposed warehouse development – Lot 3,
62 Crockford Street,
Northgate QLD 4013

RPD
LOT 3 ON SP267695

SITE AREA
2,000 SQM*

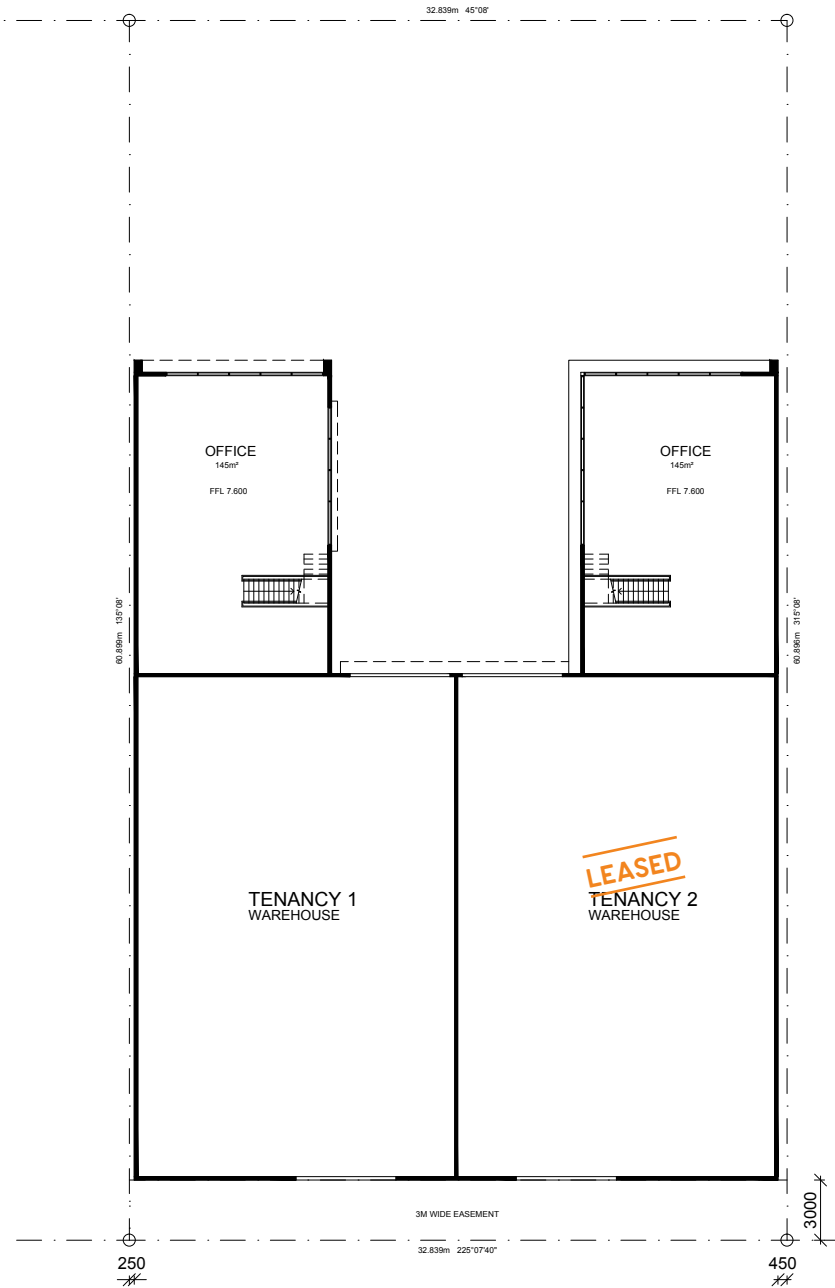
AREA SCHEDULE
OFFICE 500 SQM*
WAREHOUSE 800 SQM*
TOTAL 1,300 SQM*

CAR PARKS
17 BAYS



GROUND LEVEL FLOOR PLAN

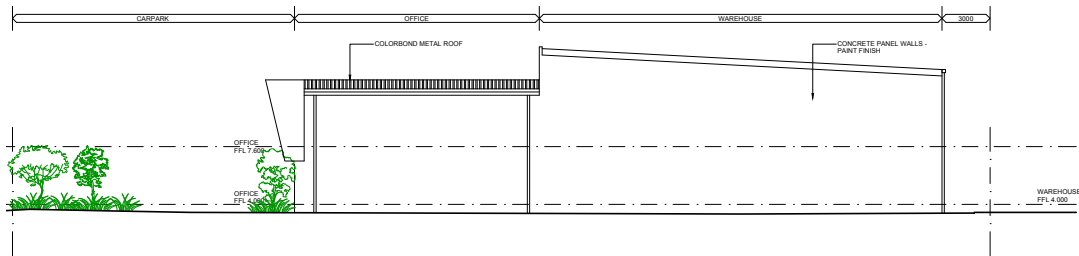
Proposed warehouse development - Lot 3, 62 Crockford Street, Northgate QLD 4013



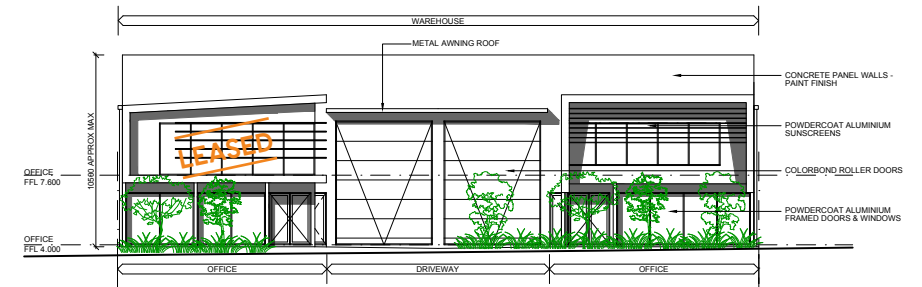
FIRST LEVEL FLOOR PLAN

Proposed warehouse development - Lot 3, 62 Crockford Street, Northgate QLD 4013

ELEVATIONS (WEST)

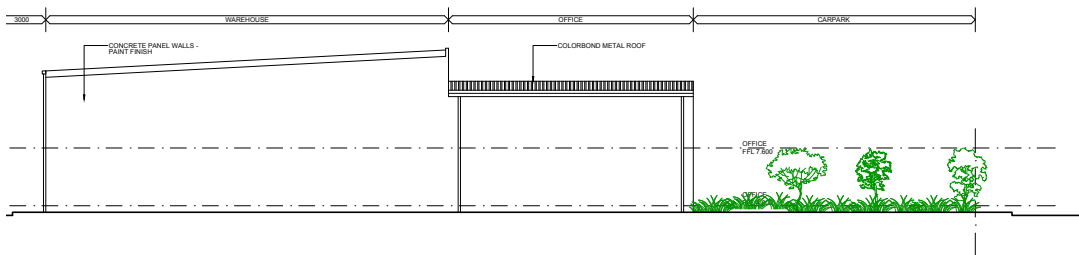


South West Elevation

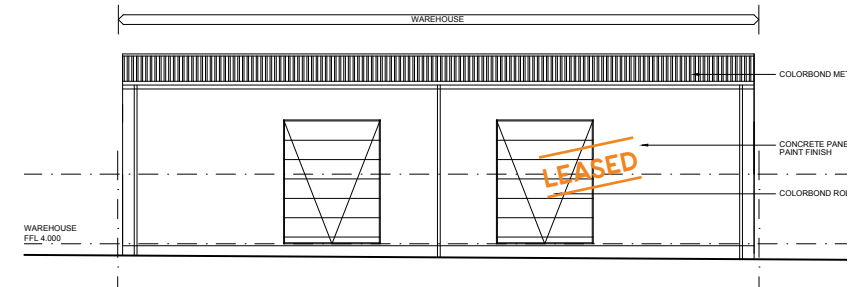


North West Elevation - Street

ELEVATIONS (EAST)



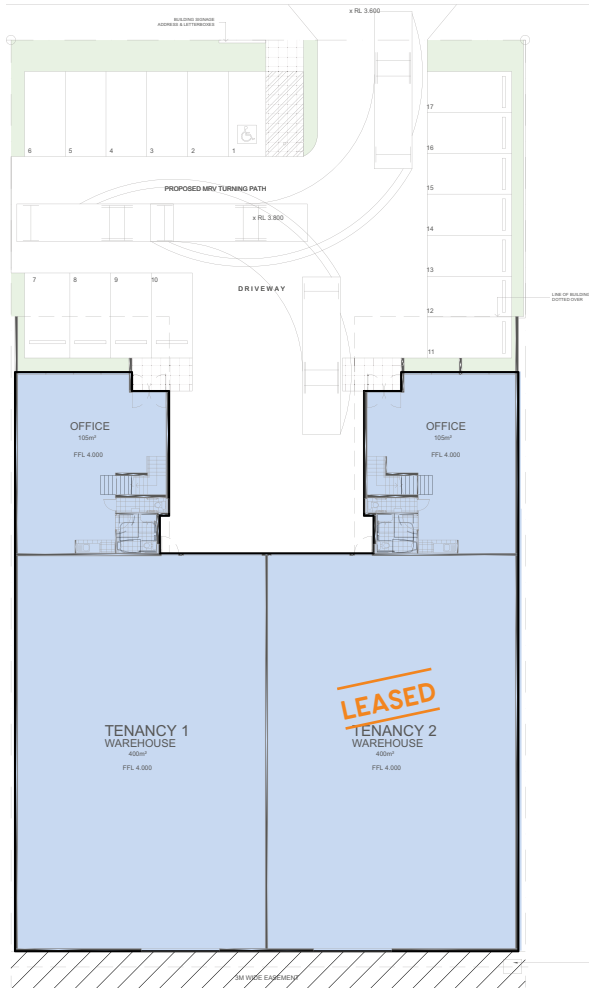
North East Elevation



South East Elevation

CALCULATIONS

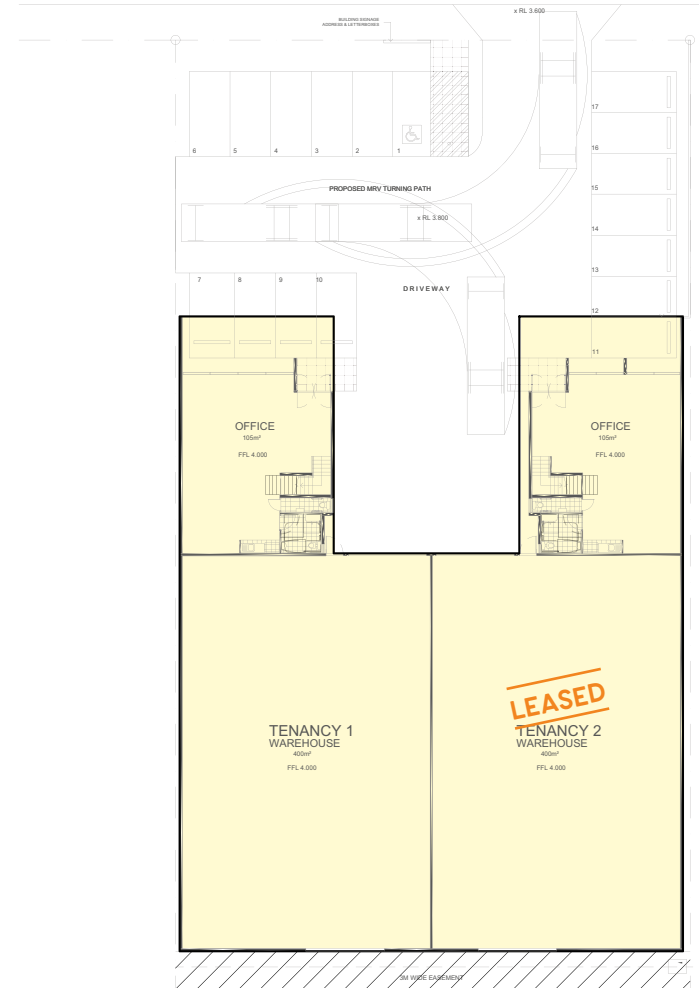
Gross Floor Area
 Site Cover
 Soft Landscaping



Ground Level



First Level



Site Cover

LEASE PROCESS



Ray White Commercial (QLD) Brokerage Services is delighted to offer Gateway North Business Centre to the market For Lease.

METHOD OF LEASE

The property is being offered for Lease via Expressions of Interest. Please contact the exclusive marketing agents detailed below for further information or if you would like to inspect the property.

INSPECTIONS

Please contact the exclusive Ray White Commercial (QLD) agents to arrange an inspection.

OFFERS TO LEASE

Interested parties are asked to submit a Letter of Interest to lease the property. The Letter should be submitted to the exclusive agents from Ray White Commercial (QLD). The offer should include the following terms:

- Lessee entity
- Trading name (if applicable)
- Contact details
- Size of tenancy required
- Nominated price (per sqm)

RayWhite

Disclaimer: The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions: 1. Eagle Street (Brisbane) Pty Ltd ABN 68 164 201 629 trading as Ray White Commercial (Queensland) or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing. 2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only. 3. The Information does not constitute, and should not be considered as, a recommendation in relation to the lease of the property. 4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST. 5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer. 6. The Information does not and will not form part of any contract of lease for

the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract. 7. Interested parties will be responsible for meeting their own costs of participating in the lease process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information. 8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent lease of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part. 9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us. 10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect. 11. You may not discuss the Information or the proposed lease of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents. 12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

LEASE PROPOSAL



I / We register our Expression of Interest to enter into negotiations to lease the property located at 62 Crockford Street, Northgate QLD 4013 ("the Property").

Date	
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PROPERTY DETAILS:

Address	Gateway North Business Centre, Lots 2 and 3 / 62 Crockford Street, Northgate QLD 4013		
Real Properties Description	Lot 2 on SP 267695 and Lot 3 on SP 267695		
Land Area	4,000 sqm*	Local Authority	Brisbane City Council

LEASE DETAILS:

Lease Entity	
Address of Entity	
Lessee Solicitor	
Lessee Director	

COMMERCIAL TERMS:

Preferred Tenancy	
Commencing Rental	Commencement Date
Primary Term	
Option/s	
Outgoings Contribution	
Annual Reviews	
Market Reviews	
Director Guarantee	
Bank Guarantee	

*Approximately



GATEWAY NORTH BUSINESS CENTRE

Exclusively presented by...



raywhitecommercialqld.com

All enquiries in relation to this opportunity are to be directed to the exclusive marketing agents:

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