

McARTHURS BUSINESS PARK

ALTONA NORTH



Altona's best value business address

40–52 McArthurs Rd, Altona North

McARTHURSPARK.COM.AU

Affordable commercial work spaces designed for the modern business

McArthurs Business Park is a unique blend of new commercial workspaces and warehouse lofts, set within a modern business park environment. The Mills Gorman Architect designs include extensive glass and concrete facades, combined with floor plans specifically aligned with the needs of small to medium businesses.



Project Features

External

- Architect-designed facades
- Electric roller doors
- Landscaped driveways
- On title car spaces for each unit
- Flexible Industrial 3 Zoning

Internal

- Commercial units from 208m² – 733m²
- Kitchenette & Amenities
- Mezzanine levels to all units
- Three phase power
- Internal height of 6.5m+





CBD

Port Melbourne

Newport Village

Williamstown Village

Spotswood Village

Kingsville

Altona North

Altona Gate Shopping Centre

Altona North Village

MILLERS ROAD

CHAMBERS ROAD

McARTHURS
BUSINESS PARK
ALTONA NORTH

Melb. Airport – 20mins

Altona Village, Beach and Boat Ramp – 7mins

WESTGATE FREEWAY

BLACKSHAW'S ROAD

MASON STREET

MCARTHUR'S ROAD

Community Centre



Millers Inn



Pier St, Altona

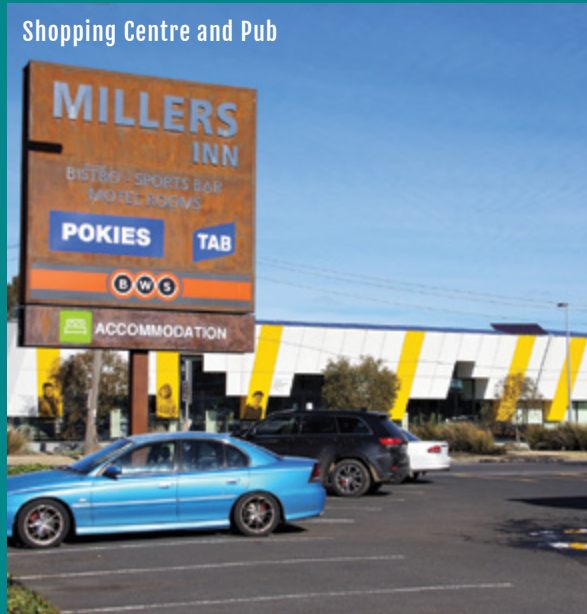


McArthurs Business Park is superbly located within the rapidly evolving Millers Road commercial precinct, and only 13km from the Melbourne CBD and Docklands

Altona Gate Shopping Centre



Shopping Centre and Pub



Bunnings



Unit Measurements

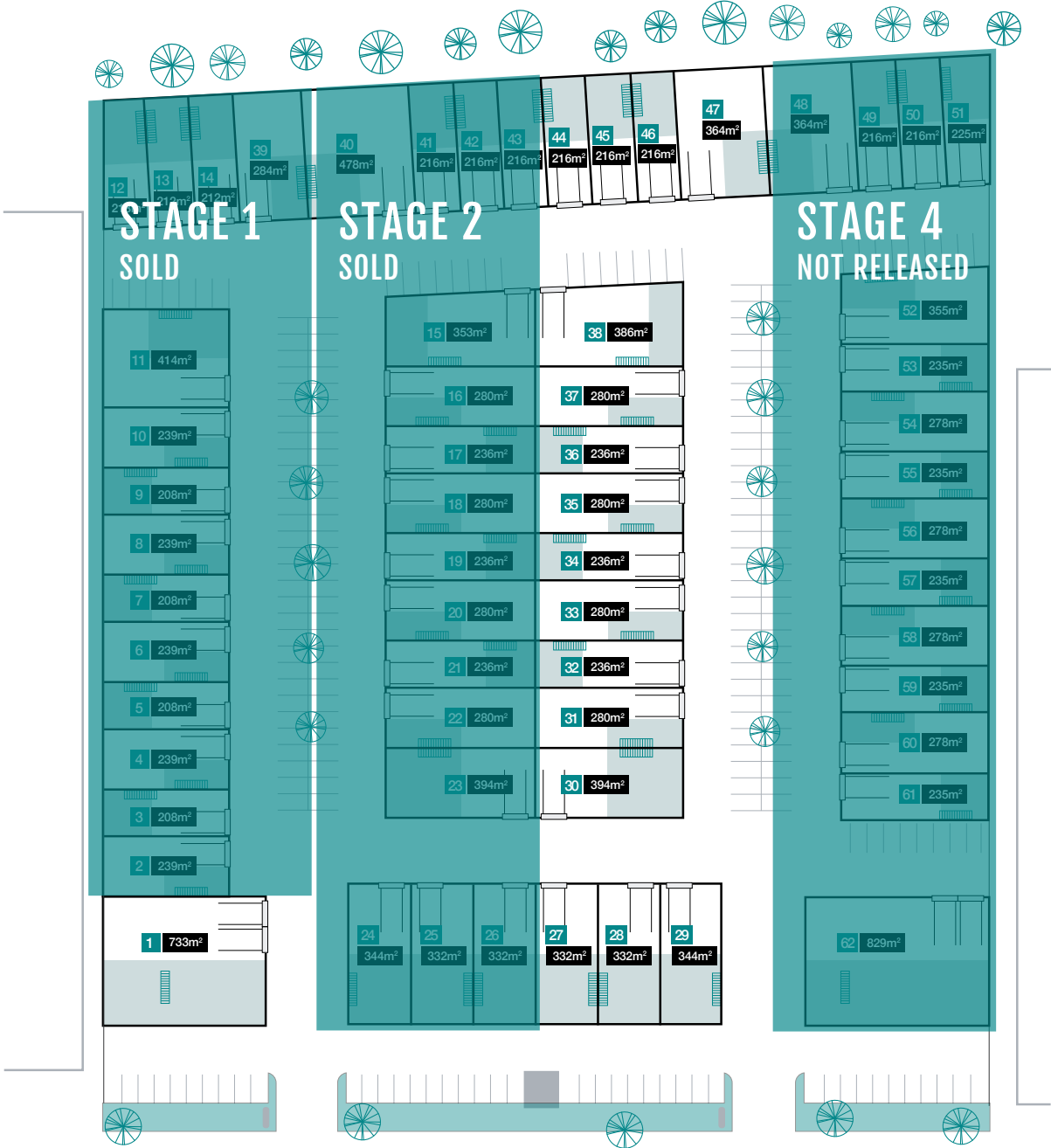
Stage 1

Unit Number	Ground Floor Area (m ²)	Mezzanine Floor Area (m ²)	Total Area (m ²)	Car Spaces on Title
1	530	203	733	9

Stage 3

Unit Number	Ground Floor Area (m ²)	Mezzanine Floor Area (m ²)	Total Area (m ²)	Car Spaces on Title
27	221	118	339	3
28	221	118	339	3
29	223	121	344	3
30	263	55	318	4
31	225	55	280	3
32	178	58	236	3
33	225	55	280	3
34	178	58	236	3
35	225	55	280	3
36	178	58	236	3
37	225	55	280	3
38	306	77	383	4
44	144	72	216	2
45	144	72	216	2
46	144	72	216	2
47	288	97	385	4

Stage 3 Masterplan



Mezzanine 

Staircase 

Mc ARTHURS RD

Unit Specifications



Construction

- Structural steel throughout
- Concreted external walls
- Staircases with handrail balustrade
- Mezzanine with particle board flooring
- Painted plaster balustrade to mezzanines



Windows

- Extensive use of glass throughout buildings
- Single glazing to all windows and doors



Fixings

- Tiled skirting to all wet areas



Paint

- Plaster walls and internal woodwork painted



Electrical

- Electric roller doors to front openings
- 3 phase power
- Hot water service
- Hi bays and fluorescent lighting to warehouse ceilings
- NBN Ready



Roofing

- Trim deck metal roofing with downpipes



Communications

- Communications conduit and cable to each unit terminated at an IDF mounted adjacent to the electrical switch board
- NBN ready



Kitchenette & Amenities

- Benchtops of Builder's Range Laminate
- Cabinetry of white melamine doors including sink, and hot & cold water tapware
- Tiles splashbacks for all kitchenettes
- Ventilation to all amenity blocks
- Unisex bathroom to BCA requirements



Fire Service

- To comply with the requirements of the MFB and BCA.



Landscaping

- All parking, crossovers, and pathways as shown
- Parking bays marked and indicated

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 McArthurs Business Park 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 contact of sale and pays a 10% deposit (less the \$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:

40-52 McArthurs Road
Development Pty Ltd
ABN: 91191322644

Property:

40-52 McArthurs Road,
Altona North

Deposit:

10% payable upon date of signing an unconditional contract of sale

Settlement:

Payment of balance of purchase monies and settlement 14 days after the issue of Title and Certificate of Occupancy

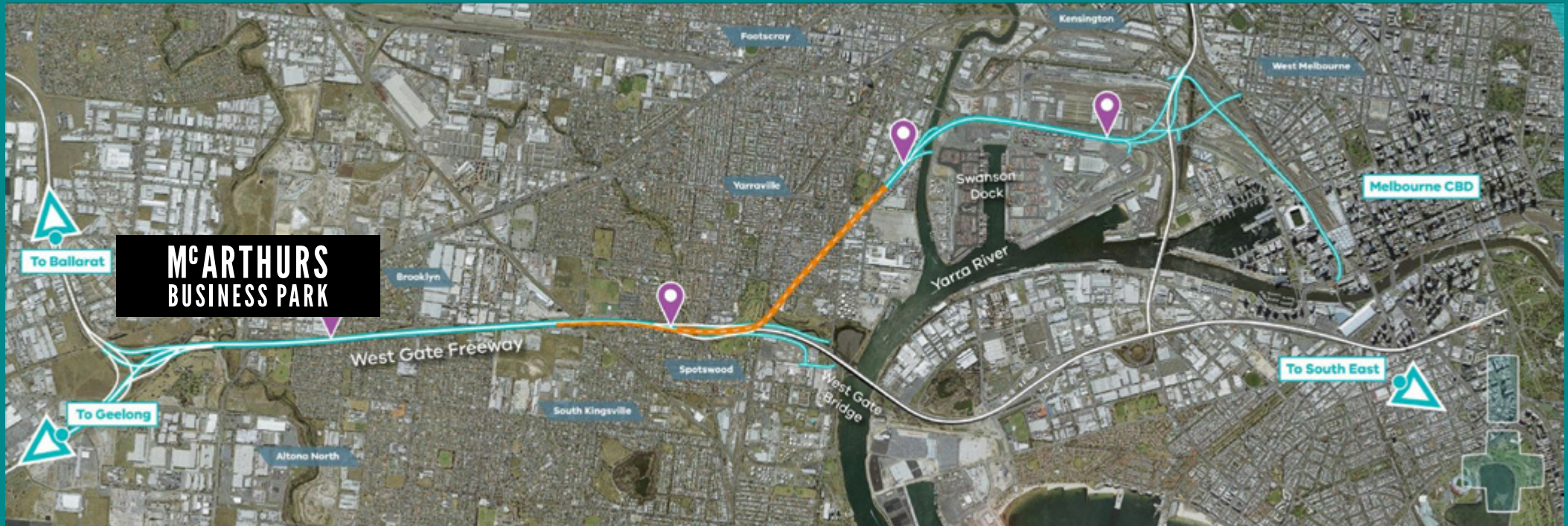
GST:

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

westgatetunnelproject.vic.gov.au



The \$6.7 Billion Western Distributor project will provide an alternative to the West Gate Bridge and direct access to the Port. It will slash local 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 due for completion in 2022.

Western Distributor 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 Somerville Road
- 6,000 fewer trucks on the West Gate Bridge
- 6,000 fewer trucks on local streets in the inner west

Developer Profile



15 – 27 Paraweena Dr Truganina
Completed 2017



154 – 155 Frances St Yarraville
Completed 2016

The Citiwest Group currently has a large portfolio of commercial and industrial developments scheduled for completion in 2019–2020. These include medium to high density townhouses & apartments, commercial & industrial business parks, childcare centres, and bespoke design & construction for specific business needs.



22 Sunline Dr Truganina
Completed 2014



70 Rebecca Dr Ravenhall
Completed 2010



88–98 Agar Driver Truganina
Completed 2019

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Access floor plans & prices at
McARTHURSPARK.COM.AU

CBRE



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