

PONTINGTON



BUSINESS PARK

7-11 Ponting St, Williamstown
pontington.com.au

SHOWROOM • OFFICE • WAREHOUSE

Bayside Commercial Spaces in the Historic Williamstown Racetrack Precinct

ARCHITECT INSPIRED WAREHOUSE SPACES CONVENIENTLY LOCATED IN BAYSIDE WILLIAMSTOWN ONLY 15 MINUTES TO THE CBD.



- > 12 brand new warehouse & office warehouse spaces 150m² to 253m²
- > Perfectly located between Altona & Williamston & only 2km to Hobsons Bay boat ramp
- > Industrial 1 zoning suitable for a broad array of commercial enterprises
- > Ideal for growing businesses, tradesmen, car/boat storage & SMSF's investors

NEW OFFICE WAREHOUSES DESIGNED & TAILORED SPECIFICALLY FOR SMALL BUSINESS.

- > Purchase off the plan to save up to \$22,000 stamp duty
- > All units include on site car parking, kitchenette, amenities & shower
- > Mezzanines layouts available in several units
- > Remote electric roller door, 3 phase power, voice & data access



**BRILLIANT BAYSIDE LOCATION
SURROUNDED BY EVERYTHING
YOU NEED TO RUN A
SUCCESSFUL BUSINESS.**



PONTINGTON BUSINESS PARK IS PERFECTLY LOCATED IN BETWEEN THE ICONIC BAYSIDE VILLAGE COMMUNITIES OF WILLIAMSTOWN AND ALTONA.

The thriving bayside area is famous for its bustling cafes, trendy restaurants and bars, boutique stores, beautiful history, tree lined streets and breathtaking views of Melbourne's city skyline.



CBD view across Hobson's Bay



Williamstown Racetrack Grandstand



Altona Main Street



Altona Pier



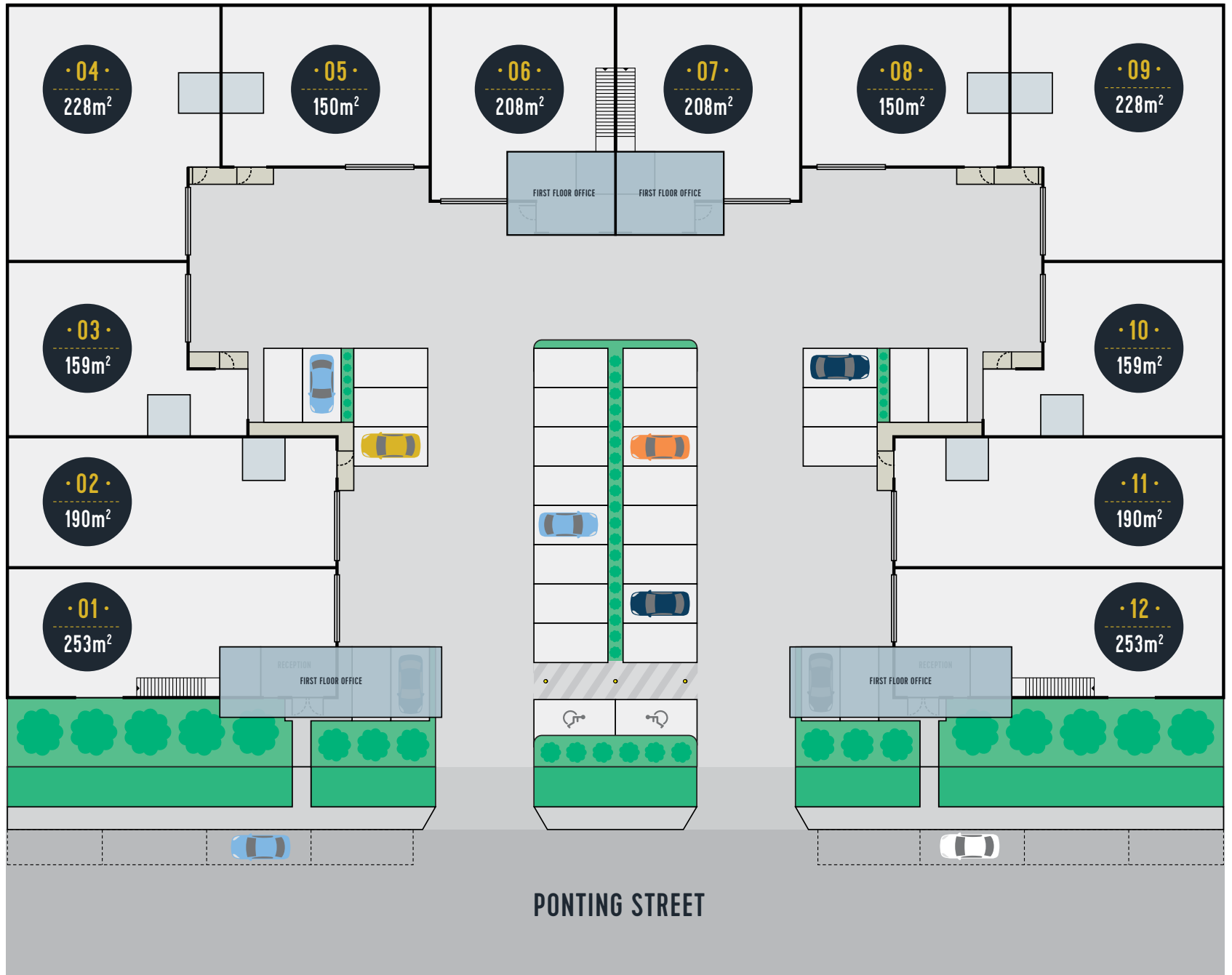
North Williamstown Station



Ferguson Street, Williamstown



MASTER PLAN



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

CHOICE OF 12 SELF-CONTAINED COMMERCIAL UNITS BETWEEN 150m² & 253m²

For unit pricing refer to price list or download pricing & current availability from pontington.com.au

Disclaimer

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

UNIT	GROUND AREA m ²	OFFICE AREA m ²	TOTAL AREA m ²	CAR SPACES
1	190	63	253	3
2	190	-	190	2
3	159	-	159	2
4	228	-	228	3
5	150	-	150	2
6	172	36	208	3
7	172	36	208	3
8	150	-	150	2
9	220	-	228	3
10	159	-	159	2
11	190	-	190	2
12	190	63	253	3

RICH IN LOCAL HISTORY, PONTINGTON IS LOCATED NEXT TO THE FORMER WILLIAMSTOWN RIFLE RANGE & HORSE RACING TRACK WHERE PHAR LAP WON THE UNDERWOOD STAKES IN 1931.

Back in the 1800's, Williamstown was the main port of Melbourne with the Yarra River too narrow to accommodate ships. That was until the Yarra was dredged and Station Pier at Port Melbourne opened in the 1850s.

Around the same time, Williamstown local horse Flying Buck won the first Australian Champion Sweepstakes at Flemington by 10 lengths ahead of horses from all of Australia's colonies.

This put Williamstown on the horse racing map and three years later, Williamstown Racing Club was formed in 1868.

The first Zipping Classic (Williamstown Cup) was won by Mara at Williamstown back in 1888. Phar Lap graced the Williamstown Race Track winning the Underwood Stakes in 1931.

After the second world war, the government decided there would be four racecourses and four racing clubs in metropolitan Melbourne: Williamstown, Caulfield, Flemington and Moonee Valley.

Williamstown was led to believe that racing would shortly resume, however the race club was forced into a series of mergers and the racecourse was eventually sold off and became home to displaced World War II veterans.



Phar Lap



Former Racetrack



Former Racetrack Grandstand

THE NEW WESTERN DISTRIBUTOR WILL PROVIDE A VITAL SECOND RIVER CROSSING AND ROAD LINK FROM THE WEST TO THE CBD.

The \$5.5 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. It is due for completion mid 2018.

For more: www.westerndistributorproject.vic.gov.au



Key benefits include:

- The Western Distributor will provide a vital second river crossing and reduce travel times from the west by up to 20 minutes.
- The project includes widening the West Gate Freeway and connecting it to the Port of Melbourne, CityLink and the CBD via a new road tunnel under Yarraville connecting to Williamstown Road.
- A bridge over the Maribyrnong River will provide an alternative river crossing to the West Gate Bridge.
- A direct connection to the Port of Melbourne from Hyde Street will get an estimated 6,000 trucks off local streets to relieve congestion.
- The project will create 5,600 jobs.

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 Pontington 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:** Mick Squared Pty Ltd
ACN 605 462 879
- Purchaser:** TBA
- Property:** 7-11 Ponting Street
Williamstown
- 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.

SPECIFICATIONS

Disclaimer
Please rely upon the Vendors Statement for building plans and specifications.



WALLS

Concrete tilt panels texture finish to all external walls colour to be painted at with a rolled textured finish in Surfmist from the Colorbond colour palette.

Timber look cladding to external office facades.

External metalwork to be Shale Grey from the Colorbond colour palette.

ROLLER DOORS

Roller shutter doors as selected.

ROOFING

Zinc. Klip-lok 0.42 Base metal thickness. Safety mesh and air-cell insulbreak 60 or equiv. Under translucent skylights as per plan.

FLOORING

Concrete slab on ground, non slip tiles to amenities areas bare concrete sealed with non slip finish sealer.

EXTERNAL WINDOWS

'Capral' powdercoated aluminum frames to as 2047. With glass as selected to code requirements including as 1288. With sub sill and waterproofing.

CEILINGS

Plaster to amenities area 2700mm high. Suspended grid system to office 3000mm high (where applicable).

WORKSHOP LIGHTING

Hi-bay mercury vapor to manufacturers recommendations.

AMENITIES & OFFICE LIGHTING

Recessed L.E.D. Downlight fittings to suit to owner/builders selection.

AMENITIES & OFFICE AIR-CONDITIONING

Refrigerated reverse cycle ducted air-conditioner ventilation to all amenities, toilets to code requirements.

TOILETS

Non slip tiled floors and walls, wall hung basins. Handrails to disabled WC's.

LUNCH ROOM

Tiled floors, laminated cabinets, S.S. Sinks, tiled splash backs. 50 Litre H.W.S.

CAR PARK

Concrete car park with painted line marking and landscape areas.

POWER

Three phase to main switch board. All power and switchboards shall be sized to suit. Provide 3 phase power points to roof for air conditioners and for R.S.D.

FIRE FIGHTING EQUIPMENT

Refer to hydraulics plan. Extinguishers fire hose reels etc. to building code requirements. Including as 1221 and as 2441.

TELEPHONE CABLES

As required allow future upgrades.

DATA CABLING

Computer, securely etc. by future occupier.

ITEMS TO BE SELECTED BUT NOT LIMITED TO:

Toilets, taps, basins, vanity cabinets, kitchen cabinets, sinks, door furniture, lighting, floor and wall tiles.

PONTINGTON



BUSINESS PARK



Bosisto
Commercial

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Tom Davis
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Glyn Bosisto
0414 304 580

Instant access to availability, prices & floor plans at
pontington.com.au

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