



# 368 SYDNEY ROAD COBURG

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368 Sydney Road  
COBURG

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# 368 Sydney Road COBURG

## INTRODUCTION

CVA have great pleasure in offering this fully refurbished two level commercial premises for Lease.

Benefiting from its ideal location on a prominent Sydney Road corner the property can be summarised by the following key attributes:

- Corner building with three street frontage to Sydney Road, Harding and Russell Streets
- 8 ground floor retail shops plus first floor office
- Retail shop building areas from 43m<sup>2</sup>\* - 131m<sup>2</sup>\*
- First floor office building area 693m<sup>2</sup>\* (GLA)
- Access to rear public car park consisting of 509 spaces

**CVA strongly recommend your serious consideration of 368 Sydney Road, Coburg.**





## EXECUTIVE SUMMARY

<b>PROPERTY:</b>	368 Sydney Road, Coburg
<b>DESCRIPTION:</b>	Recently refurbished two level commercial building featuring 8 retail shops fronting Sydney Road and Harding Street and a first floor office located on a prominent corner.
<b>BUILDING AREA:</b>	Ground Floor Retail - 43m <sup>2</sup> - 131m <sup>2</sup> * First Floor Office - 693m <sup>2</sup> * (GLA)
<b>ZONING:</b>	Activity Centre Zone
<b>METHOD:</b>	<b>Lease</b>

# 368 Sydney Road

## COBURG

### IMPROVEMENTS

Boasting a three street frontage to Sydney Road, Harding and Russell Streets, 368 Sydney Road comprises 8 retail premises and a first floor office.

With frontage to Sydney Road of 20 metres\*, Shops 1-4 comprise the following building areas;

<b>374 Sydney Road</b>	<b>104m2*</b>
<b>372 Sydney Road</b>	<b>100m2*</b>
<b>370 Sydney Road</b>	<b>74m2*</b>
<b>368 Sydney Road</b>	<b>69m2* Leased to Telstra</b>

Shops 5-8 provide frontage to Harding Street of 37 metres\* boasting the following building areas;

<b>1 Harding Street</b>	<b>43m2*</b>
<b>3 Harding Street</b>	<b>93m2* Leased to Maxima</b>
<b>5 Harding Street</b>	<b>64m2*</b>
<b>7 Harding Street</b>	<b>131m2* Leased to Karingal St Laurence</b>

Each retail premises features a tiled amenity area, kitchenette, power operated auto doors and air-conditioning.

The first floor has a gross lettable area of 693m2\* which has provisions to be leased as a whole or as 2 separate tenancies. The office is accessed from Harding Street either via a lift located in the lobby or via stairs. The first floor space features a communal kitchen, separate male and female amenities, shower and a disabled toilet, internal balcony, air-conditioning and ample natural light.

<b>First Floor Office</b>	<b>693m2* (GLA) Leased to Drummond Street Services</b>
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# 368 Sydney Road COBURG

## LOCATION

Superbly located on the corner of Sydney Road and Harding Street, the property is located under 10km\* north of the Melbourne CBD.

This accessible inner city location is surrounded by amenities including a vast array of cafes and restaurants, Coles and Woolworths Supermarkets and retail shops as well as medical, financial, beauty and other service businesses.

Well serviced by public transport, the property has the number 19 tram at its doorstep, bus services along Harding Street and Coburg Train Station which is 350 metres\* from the property.



368 Sydney Road  
COBURG



368 Sydney Road  
COBURG

## DEMOGRAPHICS

### Coburg Suburb Profile

Coburg is situated under 10km\* north of the Melbourne CBD.

Sydney Road is the commercial focus of the suburb which starts at the northern end of Royal Parade and continues through Brunswick, Coburg and all the way to Craigieburn where it joins the Hume Highway. Sydney Road features an eclectic mix of cafe's, restaurants, boutiques and retail shops with a strong Italian, Greek, Lebanese and Turkish influence.



Below are tables outlining the median house residential prices and weekly income in the Coburg area:

Dwelling Type	Median
House	\$1,020,000.00
Unit	\$612,500.00

Age	<15	15-65	65>
Population	16.2%	70.7%	13.1%

  
**26,185**

Weekly Individual Income	Weekly Family Income	Weekly Household Income
\$675.00	\$1,996.00	\$1,638.00

Sources: [propertydata.com.au](http://propertydata.com.au) & Australian Bureau of Statistics, Census 2016



**368 Sydney Road**  
COBURG

## PROPERTY PARTICULARS

### Site Details

Frontage to Sydney Road:	20 metres*
Northern side boundary:	37 metres*
Eastern side boundary:	20 metres*
Frontage to Harding Street:	37 metres*
<b>Total site area:</b>	<b>740 square metres*</b>

### Zoning

Activity Centre Zone (ACZ)  
Schedule to the Activity Centre 1 Zone

### Planning Overlays

Development Contribution Plan Overlay (DCPO1)  
Parking Overlay (PO1)  
Special Building Overlay (SBO)



## CONTACT DETAILS

**Craig McKellar**  
**CVA Property Consultants**

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**Disclaimer** This report has been compiled on the basis of information available. Though efforts have been made to verify or establish the accuracy of the material, it is not possible to warrant that it is accurate. Some predictions are estimates only and necessarily based on assumptions which may not occur. All parties should make their own independent enquiries with regard to all the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty or inducement. The Agents and Representatives do not accept any responsibility for and will not be liable in respect of any of the contents of this report.

\*All areas listed are approximate

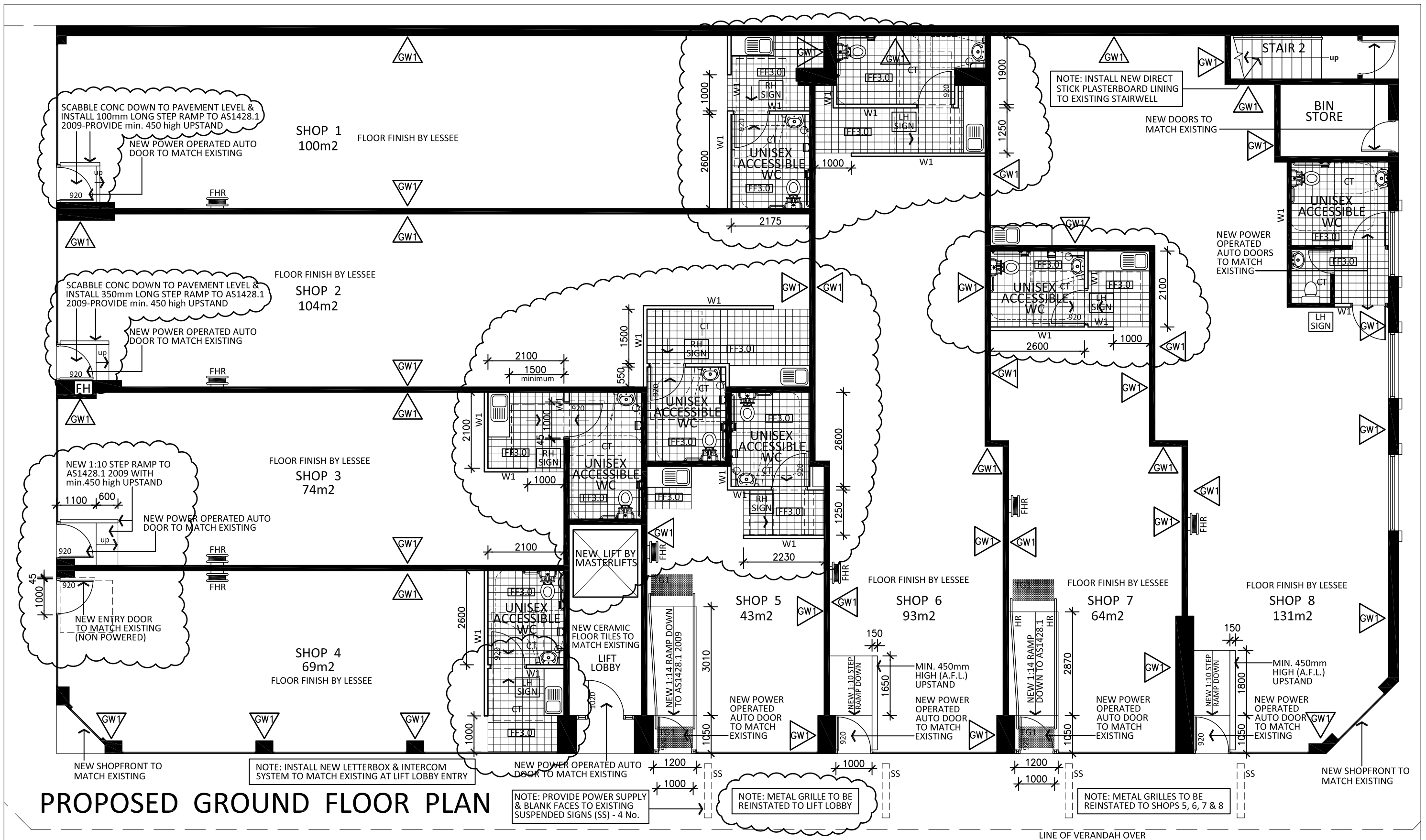
**368 Sydney Road**  
COBURG



## **APPENDICES**

**368 Sydney Road**  
COBURG

**1 FLOOR PLAN**



# PROPOSED GROUND FLOOR PLAN

ARCHITECT

## Crosier Scott

Architects

Incorporating DL Design Group & AC Architects

585 Burwood Rd Hawthorn, Victoria 3122 tel: 03 8862 7900 - EMAIL: INFO@CROSCOTT.COM.AU

CLIENT

SCALE BAR

SCALE 1:100 in mm

0 1000 2000 3000 4000

REV.	DESCRIPTION	DATE	INIT.
F	CHANGES AS CLOUDED	28/06/18	CMcG
E	CHANGES AS CLOUDED - FLOOR TILING/DIMS ADDED	25/05/18	CMcG
D	FORMALLY DWG A02 - UPDATED TO BS REQUESTS	17/05/18	CMcG
C	NO CHANGES TO THIS DRAWING	20/12/17	CMcG
B	CHANGES AS CLOUDED	06/12/17	CMcG
A	NO CHANGES TO THIS DRAWING	01/12/17	CMcG

PROJECT

**INSURANCE WORKS  
FIRE REINSTATEMENT  
368 SYDNEY ROAD  
COBURG, VICTORIA**

TITLE

**PROPOSED GROUND FLOOR PLAN**

SCALE @ A3 1:100

PLOT DATE 28/06/2018 3:32:12 PM

CAD FILE NAME 17.096-TI-F

DRAWN CMCG

APPROVED TM

**TENDER ISSUE  
NOT FOR CONSTRUCTION**

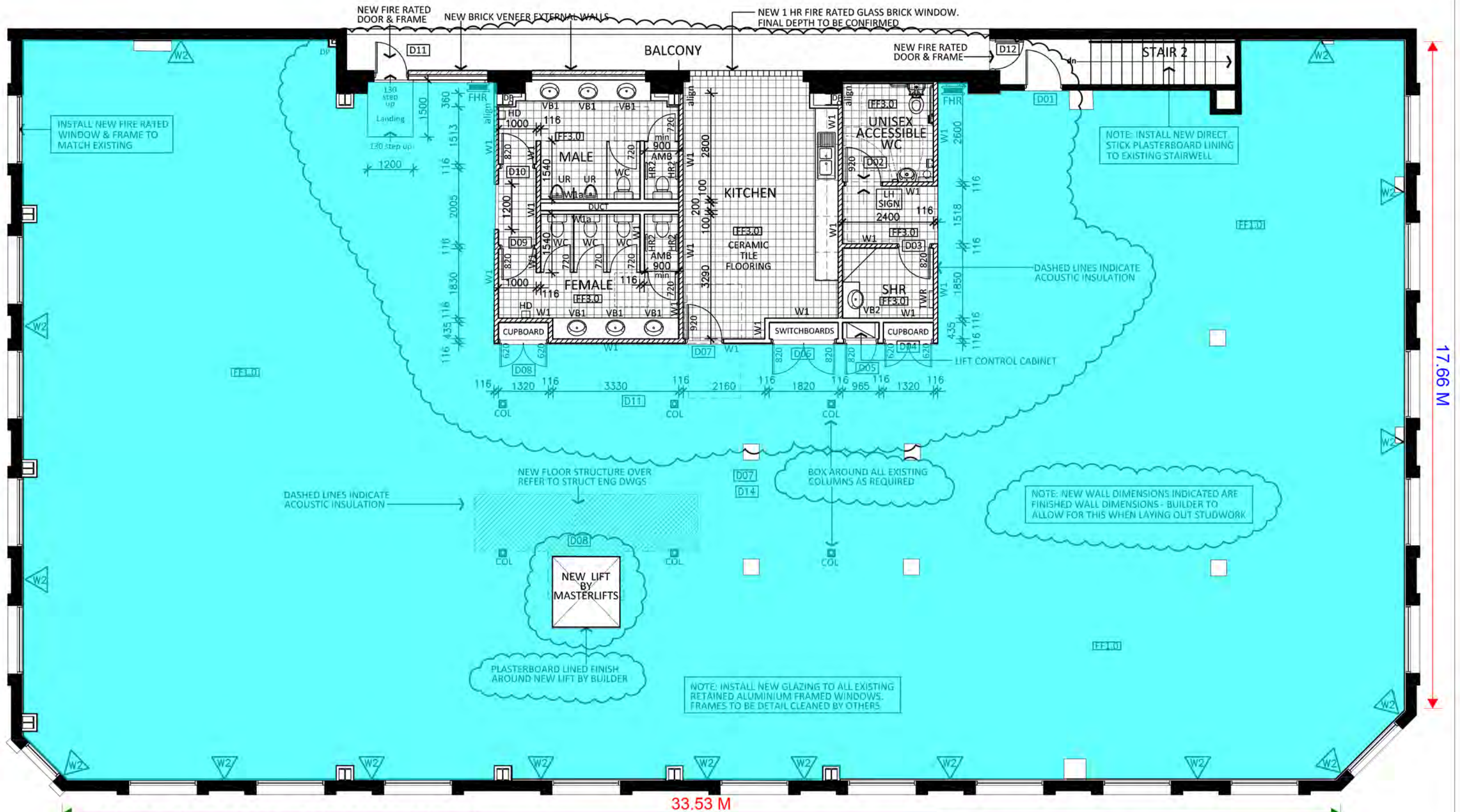
PROJECT No. 17.096

DRAWING No. A02A

REV. F

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NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK AND  
ANY ANOMOLIES SHALL BE REFERRED TO ARCHITECT FOR CLARIFICATION.



**PROPOSED FIRST FLOOR PLAN**

**Office Space**

**590.6 SQ M**

ARCHITECT  
**Crosier Scott**  
 Architects  
 Incorporating DL Design Group & AC Architects  
 595 Burwood Rd Hawthorn, Victoria 3122 Tel: 03 8862 7900 - EMAIL: INFO@CROSIEESCOTT.COM.AU  
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CLIENT  
**lendlease**

SCALE BAR  
 SCALE 1:100 in mm  
 0 1000 2000 3000 4000

NOTE:  
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK AND ANY ANOMOLIES SHALL BE REFERRED TO ARCHITECT FOR CLARIFICATION.



REV.	DESCRIPTION	DATE	INIT.
F	CHANGES AS CLOUDED	28/06/18	CMcG
E	CHANGES AS CLOUDED - FLOOR TILING ADDED	25/05/18	CMcG
D	FORMALLY DWG A03 - UPDATED TO BS REQUESTS	17/05/18	CMcG
C	NO CHANGES TO THIS DRAWING	20/12/17	CMcG
B	CHANGES AS CLOUDED	06/12/17	CMcG
A	CHANGES AS CLOUDED	01/12/17	CMcG

PROJECT  
**INSURANCE WORKS  
 FIRE REINSTATEMENT  
 368 SYDNEY ROAD  
 COBURG, VICTORIA**

TITLE  
**PROPOSED FIRST FLOOR PLAN**

SCALE @ A3  
 1:100

PLOT DATE  
 28/06/2018 3:33:04 PM

CAD FILE NAME  
 17.096-TI-F

DRAWN  
 CMCG

APPROVED  
 TM

**TENDER ISSUE  
 NOT FOR CONSTRUCTION**

PROJECT No.  
**17.096**

DRAWING No.  
**A03A**

REV.  
**F**

**368 Sydney Road**  
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**2**    **PRICE LIST**

**LEASE PRICE SCHEDULE  
368 Sydney Road, Coburg**

<b>Component</b>	<b>Total Building Area m2*</b>	<b>Rental P.A Range (excl. GST)</b>
<b>374 Sydney Road</b>	104	\$ 49,500.00
<b>372 Sydney Road</b>	100	\$ 49,500.00
<b>370 Sydney Road</b>	74	\$ 39,000.00
<b>368 Sydney Road</b>	70	<b>LEASED</b>
<b>1 Harding Street</b>	43	\$ 26,000.00
<b>3 Harding Street</b>	93	<b>LEASED</b>
<b>5 Harding Street</b>	64	\$ 38,000.00
<b>7 Harding Street</b>	131	<b>LEASED</b>
<b>First Floor Office</b>	693 (GLA)	<b>LEASED</b>



**368 Sydney Road**  
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**3** **OUTGOINGS SCHEDULE**

**368 Sydney Road, Coburg  
Outgoings Schedule**

<b>Property</b>	<b>Building Area</b>	<b>Owners Corporation (P.A. approx)</b>	<b>Council Rates (P.A. approx)</b>	<b>Water Rates (P.A. approx)</b>
370 Sydney Road, Coburg	74m2*	\$ 2,891.69	\$ 2,940.00	\$ 1,728.00
372 Sydney Road, Coburg	100m2*	\$ 3,742.19	\$ 3,284.00	\$ 1,728.00
374 Sydney Road, Coburg	104m2*	\$ 3,742.19	\$ 3,324.00	\$ 1,728.00
1 Harding Street, Coburg	43m2*	\$ 1,530.89	\$ 1,336.00	\$ 1,728.00
5 Harding Street, Coburg	68m2*	\$ 2,211.29	\$ 1,992.00	\$ 1,728.00