







BASE Workspaces are a collection of versatile commercial and industrial spaces located in Townsend, Northern NSW. Where design and functionality meet to provide the perfect location to **BASE** yourself.

WORK. PLAY. STORE. CREATE.

Units available from 60m² to 190m².

FEATURES.

DESIGN & FUNCTIONALITY

BASE Workspaces have been specifically designed with versatility and functionality in mind. An unrivalled opportunity in the Townsend area.

The lower level comprises of five versatile storage units, while the upper seven are contemporary warehouse-style spaces with mezzanines.

To ensure no compromise on convenience, each unit is equipped with a kitchenette and floor-to-ceiling tiled bathroom.

Additional features to note include wide access (4m) and high clearance (5m) roller doors, car parks on title and council approval for industry use or storage.





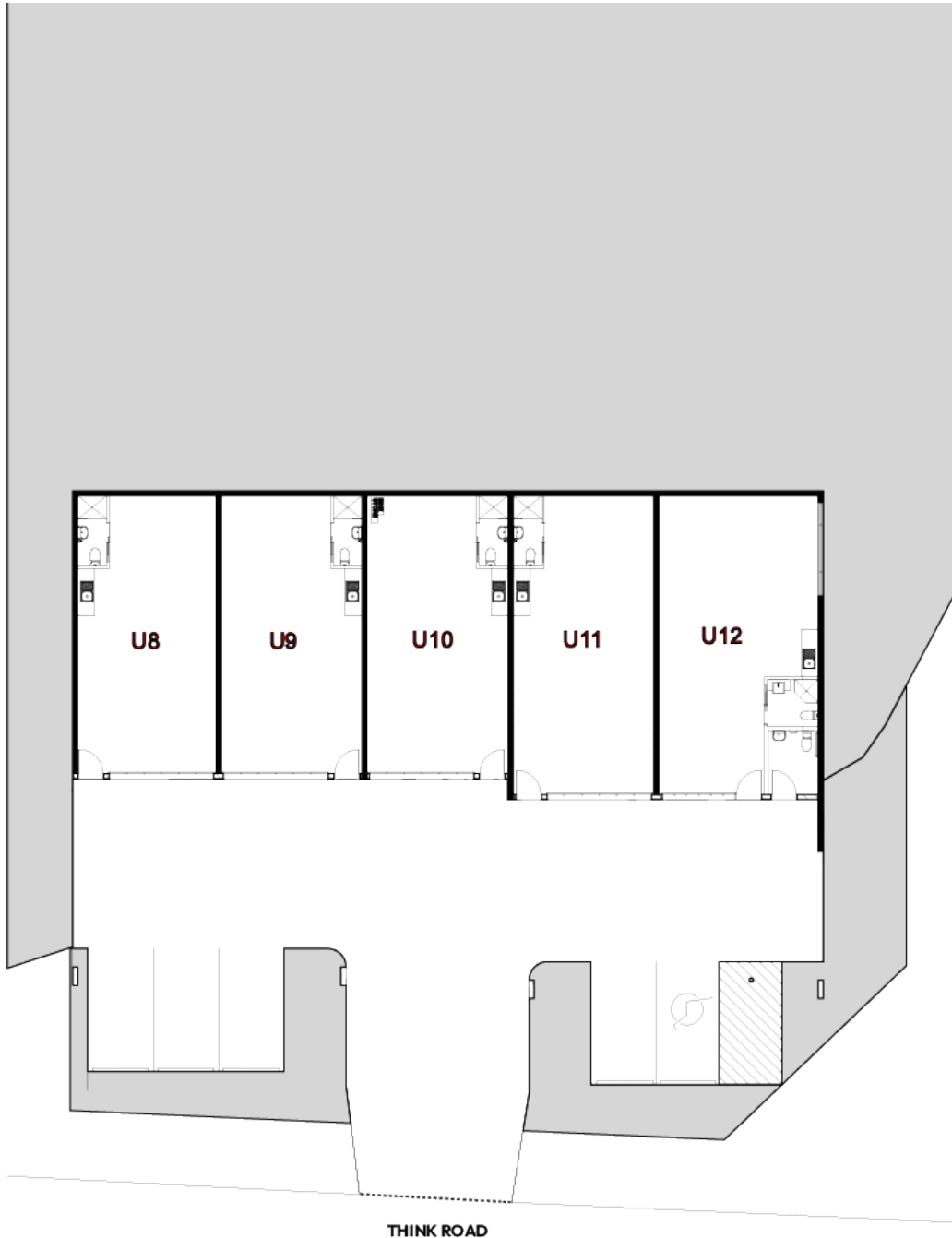
FLOORPLANS.

GROUND LEVEL

The ground level has been created with modern business in mind. Large spaces with easily accessible main floors and mezzanines provide ample space for storage, work or the foundations for a luxury mancave.

UNIT	GROUND	MEZZ	TOTAL
1	130m ²	45m ²	175m ²
2	130m ²	45m ²	175m ²
3	86m ²	31m ²	117m ²
4	78m ²	27m ²	105m ²
5	97m ²	34m ²	131m ²
6	98m ²	32m ²	130m ²
7	118m ²	37m ²	155m ²





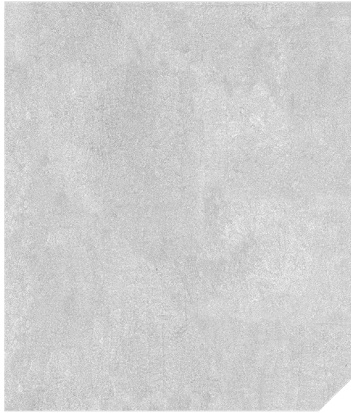
BASEMENT LEVEL

The sub-level of BASE has been designed to provide comfortable and useful storage. Like the rest of the development, these are not just storage units but contemporary spaces with versatile applications. The included tiled bathroom and kitchenette ensure that no compromises are made on features.

UNIT	TOTAL
8	61m ²
9	61m ²
10	61m ²
11	61m ²
12	60m ²

FIXTURES & FINISHES.

EXTERIOR



EXPOSED CONCRETE
Warm Grey (Smooth)

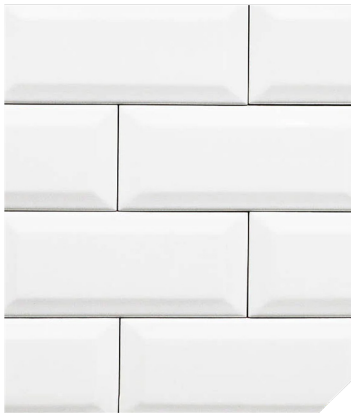


ROLLER DOORS
Colorbond™ Steel



GLAZING
Aluminium Framed Windows

INTERIOR



SPLASHBACKS/BATHROOMS
Subway Tiles



OVERHEAD CABINETS
Birch Timber Grain

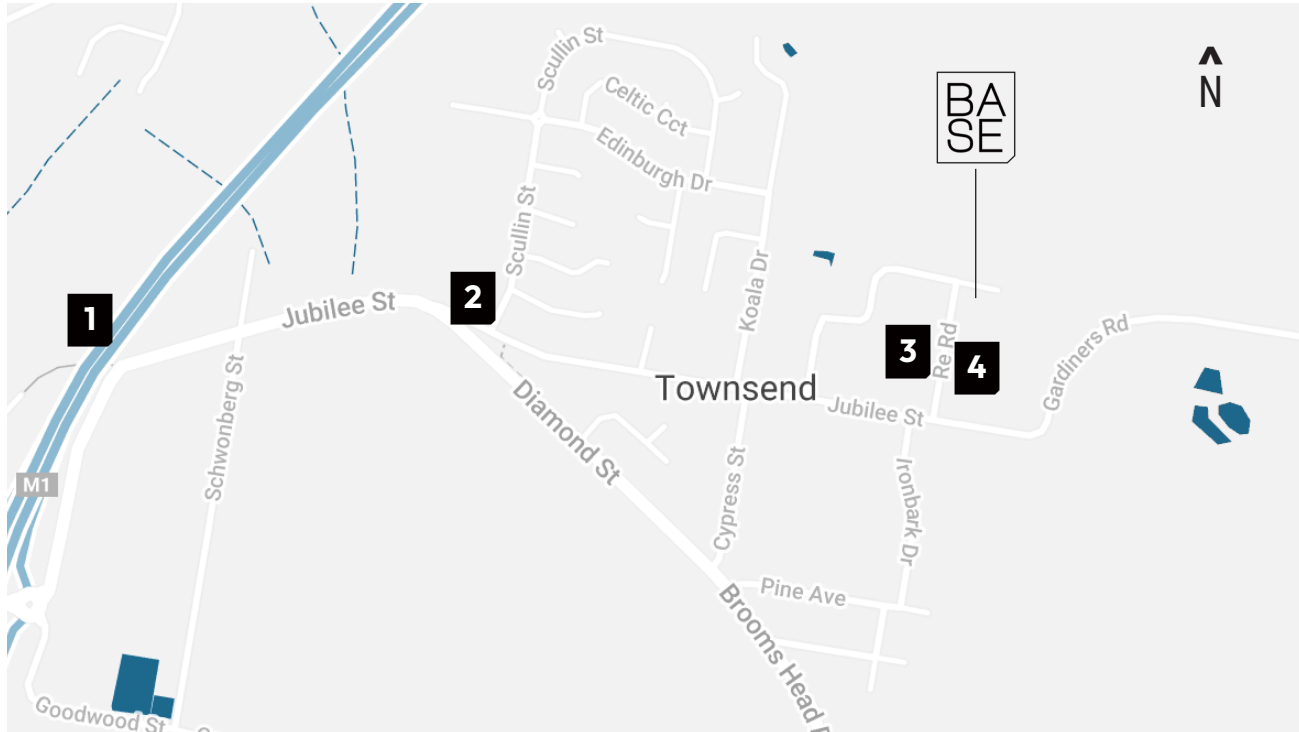


BASE CABINETS
Black

LOCATION.

10 THINK ROAD, TOWNSEND NSW 2463

Located just off the M1 on the doorstep of Yamba and Maclean, BASE Workspaces resides in the burgeoning suburb of Townsend.



SERVICES

- 1 M1 Motorway
- 2 Neumann Petroleum
- 3 Sanctus Brewing
- 4 MITRE 10

7 MINUTES TO **MACLEAN**
15 MINUTES TO **YAMBA**
30 MINUTES TO **GRAFTON**
60 MINUTES TO **BALLINA**



ENQUIRE

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LIMITED AVAILABILITY.

Find latest build updates and
information via Instagram
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View our sister project Driftwood
Business Park
[@driftwood_yamba](#)







DEVELOPED BY



Committed to delivering quality and functionality with a focus on aesthetic to the industrial sector.