



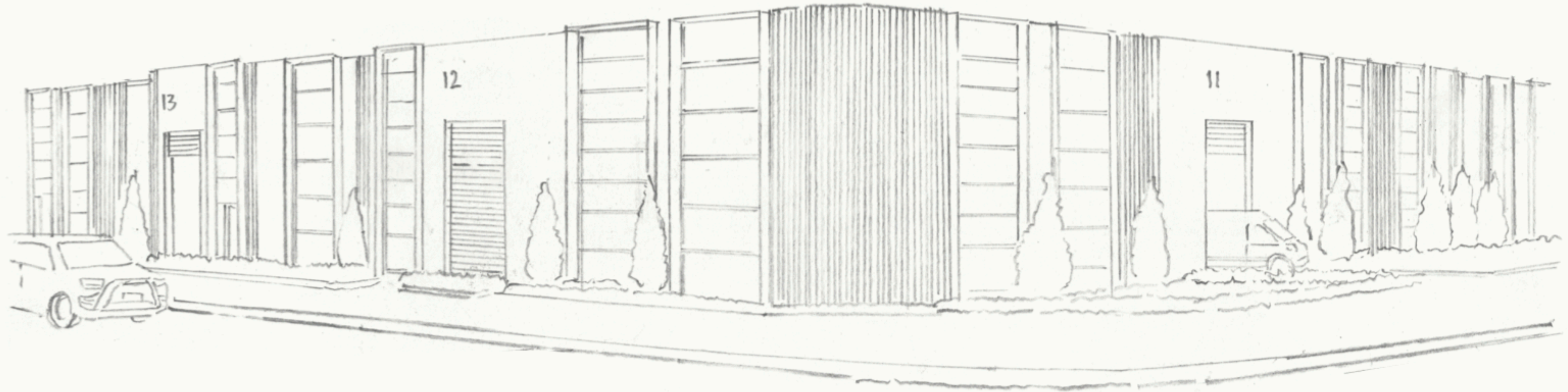
H O R I Z O N

Business Estate

403 - 406 Cylinders Drive

TORQUAY





Horizon is a collection of 13 architecturally designed spaces perfectly suited for small businesses, lifestyle enthusiasts and astute investors. A rare opportunity in the emerging region of Torquay, on Victoria's Surf Coast, Horizon redefines what a modern industrial space can be.

Applying high-end design principles to the industrial sector, the result is a business hub where form meets function.



A foundation for ELEVATED PRODUCTIVITY

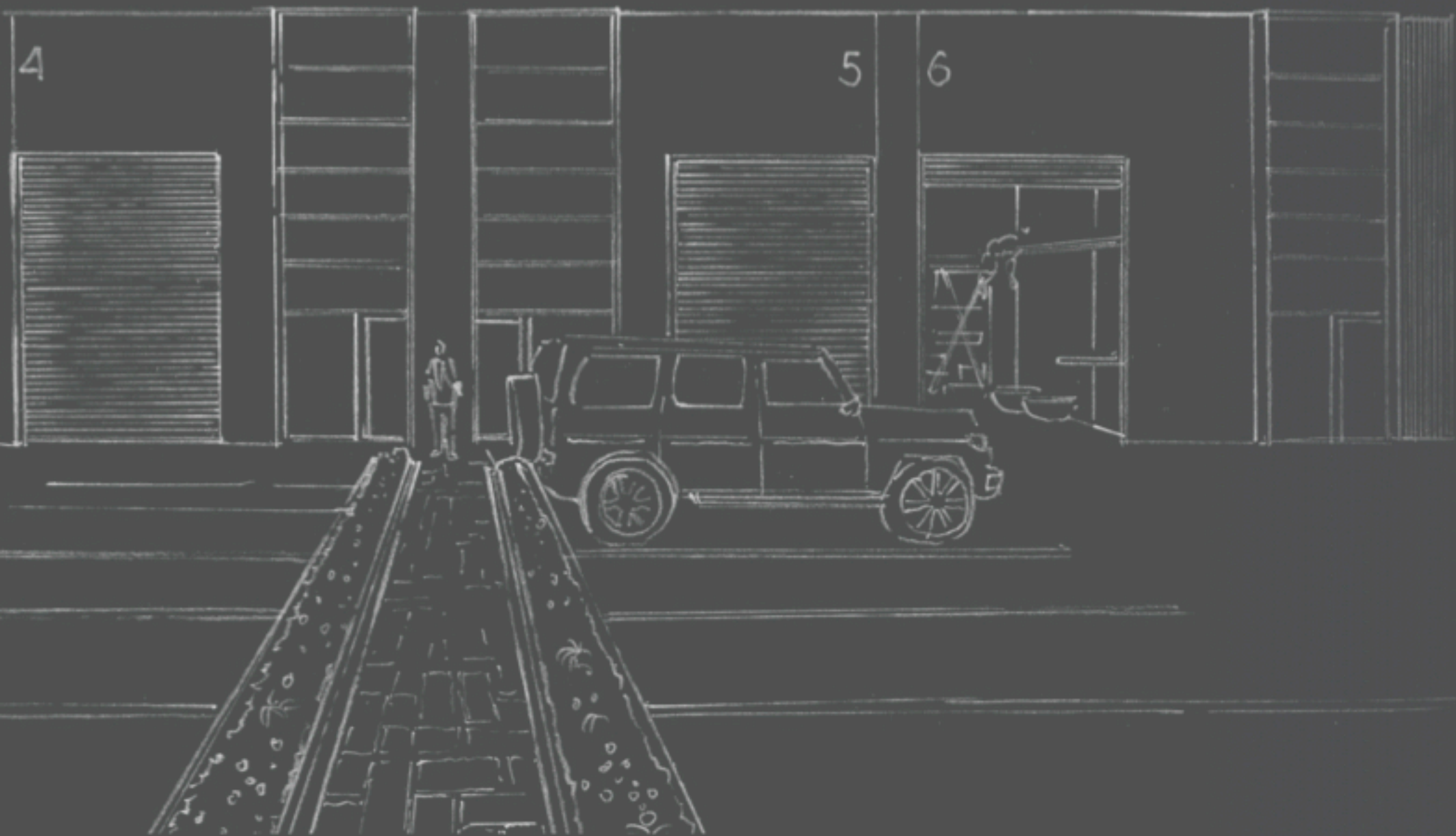
With focused attention to every detail, each space is specifically designed to meet the needs of the modern professional. The thoughtful layout and modern architecture synergises a high level of functionality with aesthetics.

Each space includes all the features of a modern warehouse as well as a stylish bathroom and kitchenette allowing added amenity for staff and business owners.





Premium design FINISHES & FIXTURES



Exterior:



Windows

Black panels with
E-Vantage glass



Durable Cladding

Oak style aluminium
cladding



Roller Doors

Shale grey

Interior:



Bathroom Tiling

Premium matte white
subway feature wall



Tapware

Matte Black



Kitchen Cabinets

Oak style

Reimagining the INDUSTRIAL SPACE



24/7 CCTV



3 PHASE POWER



HIGH SPEED NBN



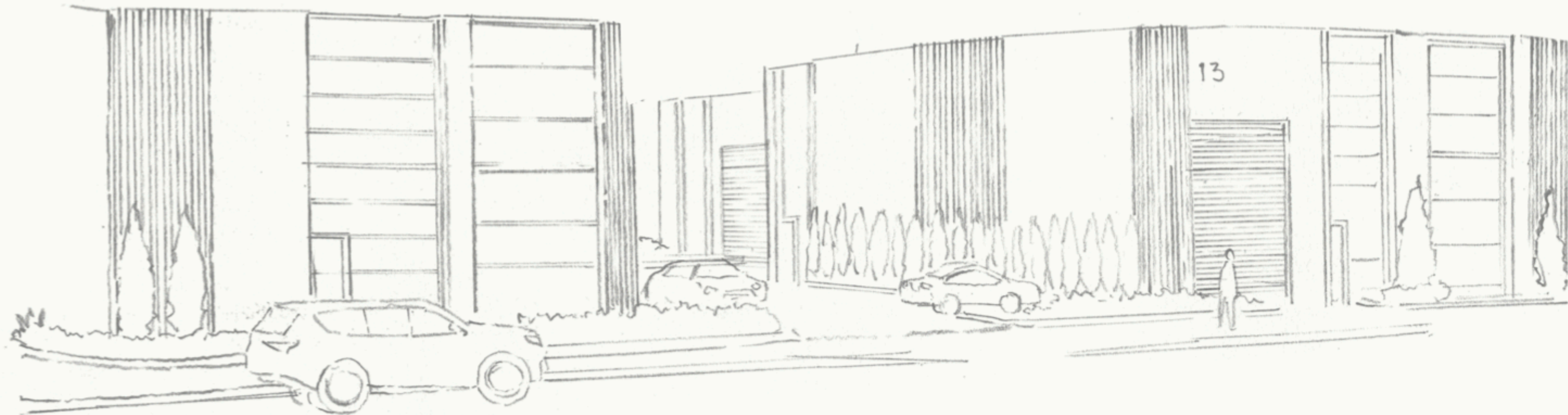
NATURAL
SURROUNDINGS



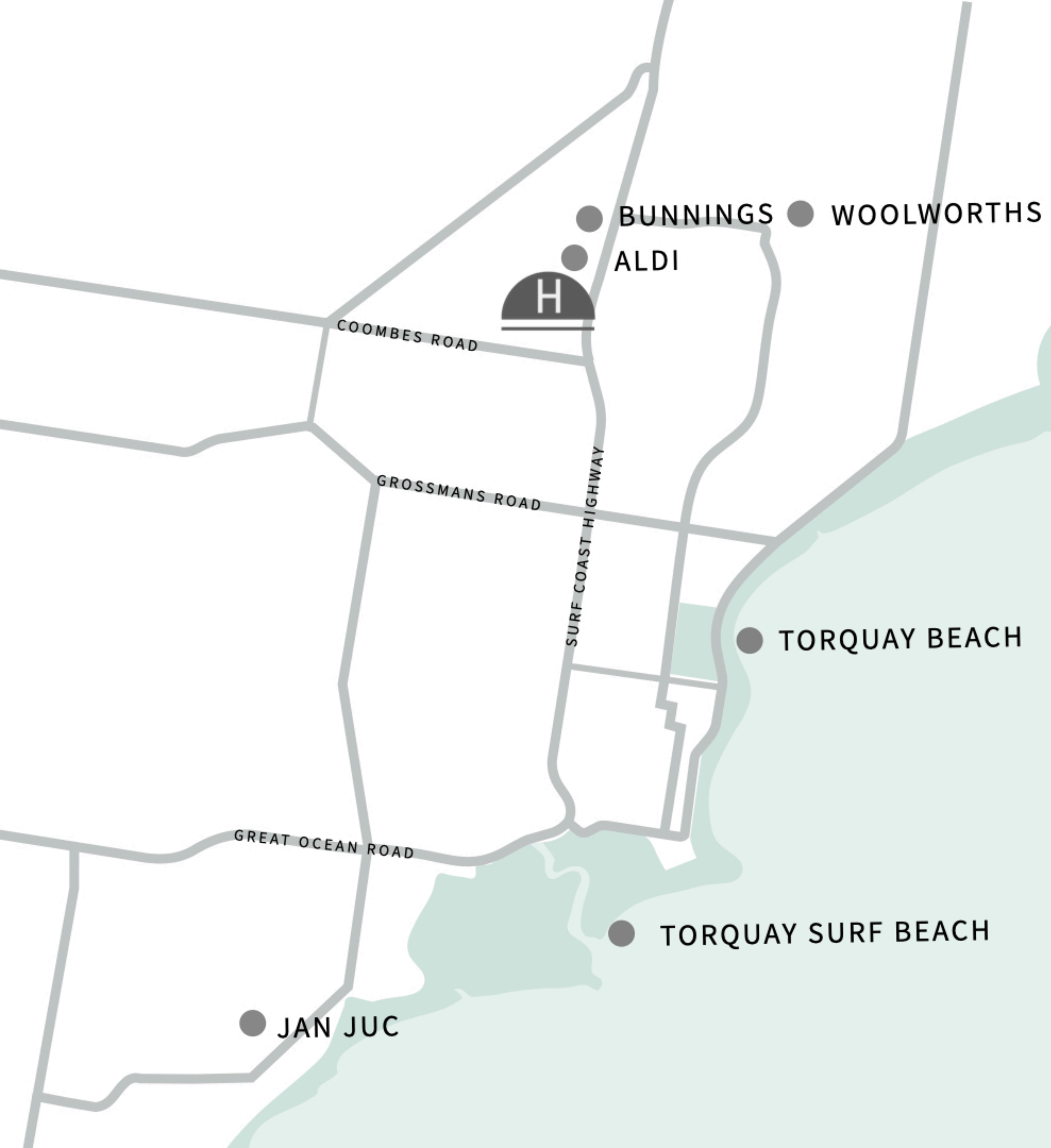
PRIME LOCATION



MODERN
ARCHITECTURE







A well connected LIFESTYLE

Positioned on Victoria's beautiful Surf Coast, Horizon's location offers everything you need for a thriving business whilst being in optimal proximity to the Surf Coast's lifestyle destinations.

Geelong	30 minutes
Melbourne	60 minutes
Avalon Airport	40 minutes
Tullamarine Airport	75 minutes



Mr Archer Wine Bar	4 minutes
Sou'West Brewery	10 minutes
Kisaan Estate Winery	15 minutes
Jan Juc Beach	10 minutes
Torquay Surf Beach	10 minutes
The Sands Torquay	7 minutes

Elevating your WORK / LIFE BALANCE

Just minutes from Torquay's restaurants, shops, cafes, wineries and nature spots, Horizon is designed with lifestyle in mind.







Your space, YOUR VISION

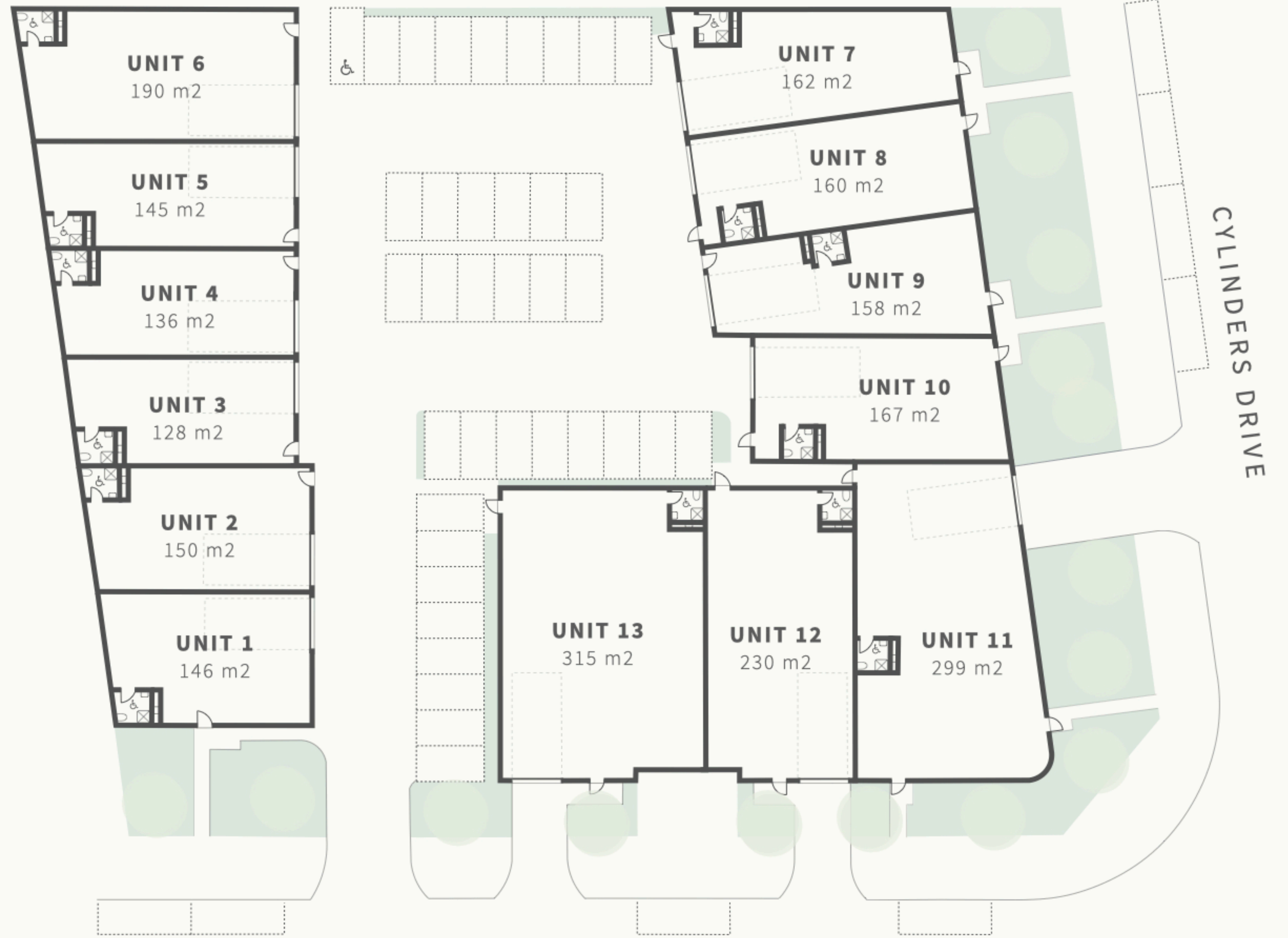
Horizon offers the space for a vibrant mix of integrated uses.

- Warehouse
- Fitness Studio
- E-Commerce
- Creative Industries
- Office Space
- Mancaves
- Tradesmen
- Fabrication
- Homewares
- Personal Storage



SITE MAP

UNIT	SIZE (m2)
1	146
2	150
3	128
4	136
5	145
6	190
7	162
8	160
9	158
10	167
11	299
12	230
13	315



HAYSTACKS DRIVE

CYLINDERS DRIVE

