

FINAL 6 REMAINING

MILLERS JUNCTION BUSINESS

LAST CHANCE TO BUY PREMIUM RETAIL FACING UNITS



millersjunction.com.au/business
302-330 Millers Road, Altona North

Artists Impression

**MILLERS
JUNCTION**
BUSINESS

150M FROM WOOLWORTHS



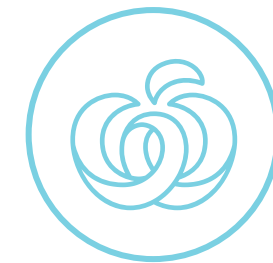
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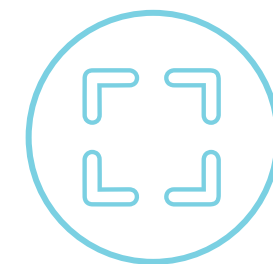
DON'T MISS YOUR FINAL CHANCE TO JOIN OVER 80 ESTABLISHED BUSINESSES

This is your very last chance to buy a premium retail facing Office Warehouse near Australia's biggest retailers. Ideally suited to professional services, trades, creative services, start-ups, storage and small businesses, the floorplans are flexible, and the location unlike anything in the area.

At Millers Junction Business, you'll benefit from being just metres from leading big-box stores, as well as a food precinct and the new home of Altona North's Woolworths and BWS. The retail amenity nearby with Bunnings, Officeworks and Aldi is outstanding. This is a high exposure, excellent yielding location (6%-7%) that has already proven itself in stages 1-3 with up to 98% occupancy. The final release is here, so enquire now.



150M FROM WOOLWORTHS (OPENS 2019)



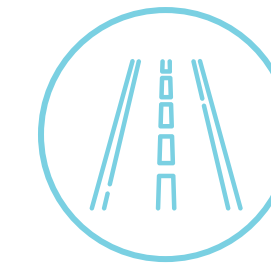
OCCUPANCY RATE OVER 98% IN STAGES 1 TO 3



JOIN LEADING RETAILERS SUCH AS BUNNINGS, OFFICEWORKS & MORE



COMMERCIAL 2 ZONING AND AMPLE PARKING



ACCESS VIA CABOT DRIVE & CHAMBERS ROAD



IDEAL FOR OWNER OCCUPIERS AND SMSF INVESTORS



12 KM FROM CBD



AVERAGE YIELD ACHIEVED 6% TO 7% IN STAGES 1 TO 3

MELBOURNE CBD 12KM

WEST GATE BRIDGE 7KM

NEWPORT TRAIN STATION 5KM

ALTONA TRAIN STATION 4KM

SEAHOLME TRAIN STATION 3KM

WEST GATE FREEWAY 2KM

ALTONA GATE SHOPPING CENTRE 2KM

WOOLWORTHS BWS

ALDI

MILLERS JUNCTION BUSINESS
STAGE 4 AND 5 OPEN FOR BUSINESS
STAGE 6 NOW SELLING

MILLERS JUNCTION RETAIL

OFFICERWORKS
JB HIFI
PETSTOCK
REPCO

MILLERS JUNCTION HOME

BUNNINGS

SNAP PRINTING

JAYCAR

AUTOBARN

MILLERS JUNCTION BUSINESS
SOLD OUT AND OPEN FOR BUSINESS

MILLERS ROAD

CABOT DRIVE

BUTLER ROAD



PRIME LOCATION

EAT, DRINK & SHOP

1. Woolworths
2. Mr Miller & Co. Café
3. Millers Junction Home (Bunnings, JB-HiFi, Aldi, café & more)
4. Altona Gate Shopping Centre (Aldi, Kmart, Chemist, casual dining & more)
5. Newport Junction (restaurants and cafés)

RECREATION

6. Scienceworks
7. West Gate Sports & Leisure Complex
8. Newport Substation
9. Altona Lakes Golf Course
10. Westgate Golf Club
11. Altona Yacht Club
12. Port Phillip Bay

TRANSPORTATION

13. Seaholme Train Station
14. Newport Train Station
15. North Williamstown Train Station
16. Berkley Crescent Bus Station





PROJECT FEATURES AMENITY

- A short walk to Millers Junction's shops and cafés
- Next door to the Millers Junction Retail
- Easy access to Melbourne's CBD, public transport and major arterials
- End of trip facilities including shower and bicycle parking
- Ample car parking included on title plus a shared pool of 70+ visitor spaces





ALLERS
NCTION
BUSINESS

5

7

9

9

11

11

FOR LEASE
202m²

HUNTER RD

11

24

PROJECT FEATURES DESIGN



- Flexible sizes and layouts to suit any business
- Expansive glazing gives generous natural light to office spaces
- High quality internal and external finishes
- Fully air-conditioned mezzanine offices (to most units, refer Project Specifications)
- Motorised roller shutter doors and unique glass panel lift doors (to some units, refer Project Specifications)
- Full amenities including kitchenette
- 3 phase power



FLEXIBLE SPACES

Millers Junction Business features flexible retail, commercial and industrial spaces designed to meet the changing needs of modern businesses and appeal to a wide range of end users including, but not limited to:

- Traditional and online retailers
- Tradespeople
- Import/Export Businesses
- Business Services, IT & Telecoms
- Warehousing
- Personal or Business Storage
- Light Industrial/Manufacturing
- Medical Practices and Research
- Fitness, Health and Wellness

NOTE:

Commercial 2 Zoning provides added opportunity. Owner's corporation rules forbid occupation by motor mechanic and panel beater users. Some uses are subject to Council approval.



FLEXIBLE SIZES AND LAYOUTS TO SUIT ANY BUSINESS



MILLERS JUNCTION RETAIL

In 2019 Woolworths will commence operations at Millers Junction along with BWS Liquor.

Step aboard and you could capitalise on the halo effect of doing business beside a large anchor tenant that will draw strong 7-day trading conditions.

Major retailers are already located at Millers Junction, including Bunnings, Officeworks, Aldi, JB HiFi, Repco, Autobarn, Jaycar and PETstock. The existing appeal of the Centre to a broad cross-section of consumers will help drive foot traffic to Millers Junction Retail.

The new Retail Centre will add circa 13,000sqm of lettable area, creating a combined shopping precinct of nearly 35,000sqm and parking for over 1,600 vehicles.



MASTER PLAN

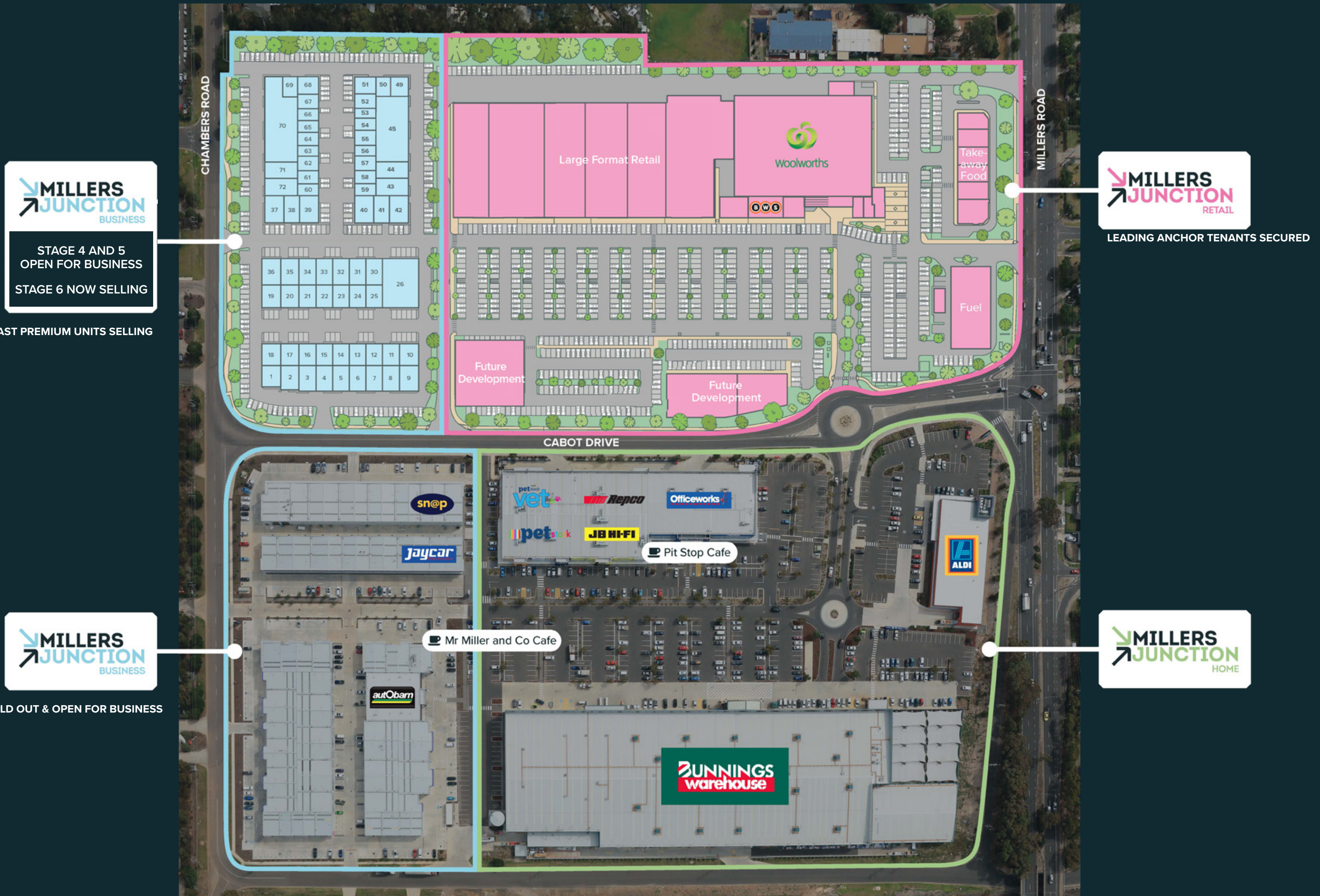


Approved Retail Development

NOTE:
Areas and layouts are subject to change.

Millers Junction Business Stage 1, 2 & 3

MILLERS JUNCTION PRECINCT



PROVEN TRACK RECORD

Average investor returns for recent
Wilmac developments include:

industria
> SPOTSWOOD

7.74%*

industria
> OAKLEIGH

7.21%*

	Residential (Altona North)	Millers Junction Business
Median Price	\$765,000	\$421,000
Average Yield	2.9%	6.5% – 7.5%
Outgoings	Paid by the landlord	Paid by the tenant
Average Lease Term	1 year	3 years

NOTE:

* Average yield at project completion
Millers Junction Business data as at quarter 2, 2017

YOUR INVESTMENT OPPORTUNITY

- From \$374k
- Attracts a broad range of tenants
- Millers Junction Stages 1 to 3 have achieved an occupancy rate of 98%
- Melbourne's west is Victoria's fastest growing region in terms of population*
- Small business is thriving in Melbourne's west with over 90% of businesses employing less than 20 people*

NOTE:

* Regional Development Victoria 2016

- Diversify your portfolio
- Significant depreciation and tax benefits
- Higher net return compared with residential
- Yearly rent reviews
- Longer term tenancies
- Tenants pay outgoings
- Minimal ongoing maintenance issues/expenses
- GST is fully refundable
- Buy in SMSF and lease back to your own business
- No Residential Tenancies Act
- Avoid stock market volatility



Artist Impression

PROJECT SPECIFICATIONS

PROJECT SPECIFICATIONS

OFFICE WAREHOUSE



GENERAL NOTE:

First Floor ancillary office fitout as described in the Project Specification only applies to lots 1-49, 51, 68, 70-76.

First Floor ancillary office will be constructed as a 'cold shell' (i.e. no fitout) for lots 52, 55, 57, 58, 61, 62, 64, 67.

EXTERNAL WALLS

- Full height concrete panels with commercial framed glazed windows
- Texture roll-on paint to panels

INTERNAL WALLS

- Concrete walls and exposed steel frame
- Paint finished plaster board wall to first floor office area
- Wall tiles to water closet (WC)

FLOOR CONSTRUCTION & FINISHES

- Reinforced concrete floor slab to ground level
- Steel framed mezzanine structure with structural chip board flooring to first floor office
- Ceramic floor tiles to WC
- Commercial grade carpet tile to first floor office

STRUCTURE

- Clear span structure with load bearing concrete panels
- First Floor – steel framed mezzanine structure supported by steel columns

ROOFING

- Steel frame with metal roof cladding, insulation and skylights

AIR-CONDITIONING & VENTILATION

- Split system heating and cooling to first floor office space
- Warehouse and amenity areas to be ventilated in accordance with BCA

CEILINGS

- First Floor office – suspended ceiling tiles
- Underside of first floor office – suspended ceiling tiles
- Amenities – painted flush plasterboard ceiling

AMENITIES

- Unisex toilet to meet BCA requirements
- Fixtures/Fittings – ceramic basin, selected tapware, porcelain toilet suite, shower head, wall mixer and wall mounted mirror to WC
- Drainage point for shower
- Kitchenette including sink, hot and cold water outlet, cupboard with stone benchtop & splashback

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ELECTRICAL

- Separately metered three phase power to each unit

General Power Outlets (GPO's) as follows:

- One (1) double GPO to switchboard
- Two (2) double GPO's to underside of first floor office (entrance foyer and kitchenette)
- First Floor office – One (1) GPO per 15sqm of office space

LIGHTING

Warehouse:

- High bay lighting and emergency lighting to meet BCA
- Recessed fluorescent lighting to underside of first floor office

Office:

- Recessed fluorescent lighting

Water Closet:

- Fluorescent downlights

External:

- Canopy lighting
- Security lighting above roller door

COMMUNICATIONS

- Provision of communications services including conduit and cable to each unit

FIRE SERVICE

- To comply with the requirements of the MFB/CFA and the BCA

LANDSCAPING

- Landscaping to the satisfaction of Hobsons Bay City Council and in accordance with the Town Planning drawings

OTHER

- Stair structure with timber treads
- Motorised roller shutter doors
3.5 x 5m Motorised roller shutter doors to units: 1, 11-26, 36-51, 68-76.

3.5 x 3.5m Motorised roller shutter doors to units: 52-67.

3.5 x 5m Glass panel lift doors to units: 9-10, 27-28.

3.5 x 3.5m Glass panel lift doors to units: 2-8, 29-35.

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EXCLUSIONS

- All loose furniture, whitegoods, office workstations, window furnishings and joinery items
- Reticulation for data and communications, telephone and all client fit-out requirements
- Air-conditioning to warehouse areas and ground floor below mezzanine office
- Incoming gas supply/reticulation and associated works
- Security system
- Corporate signage, associated permits and related works
- Shower screens

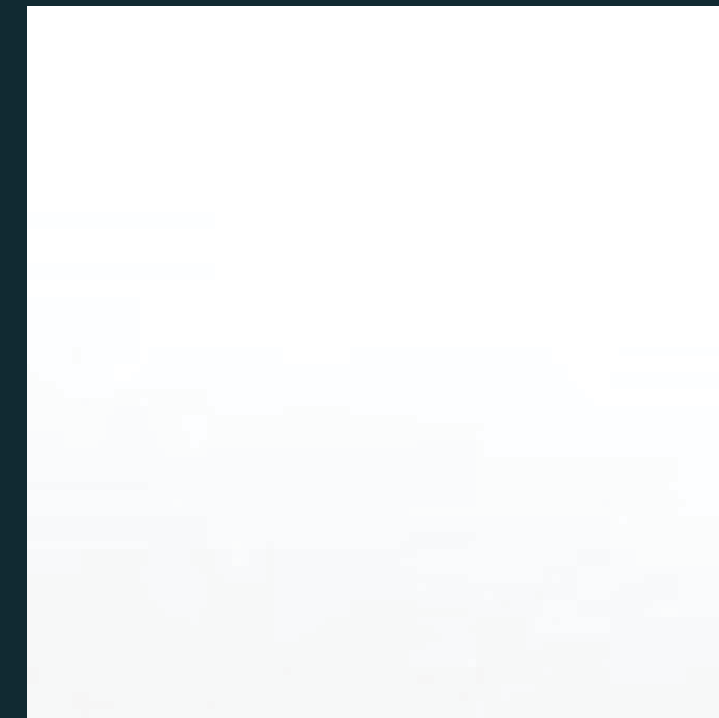


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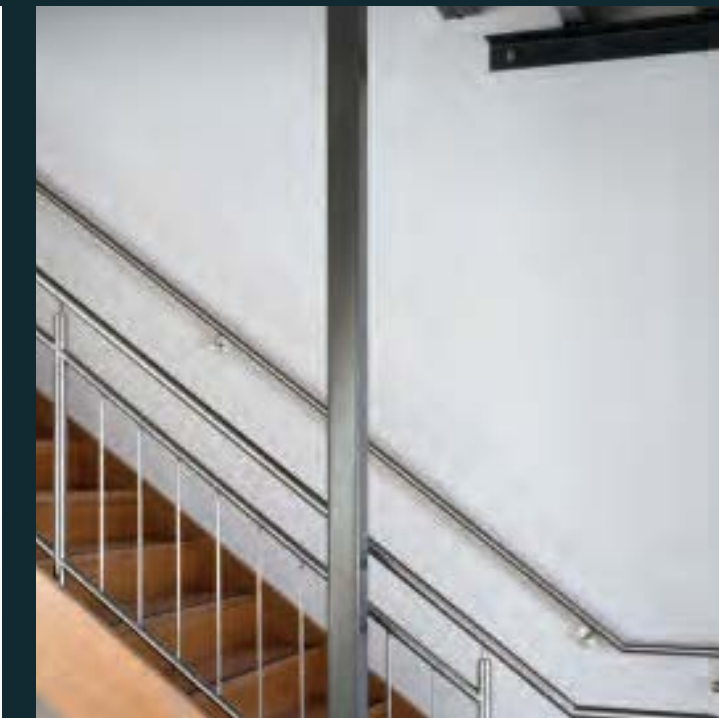
OFFICE WAREHOUSE FINISHES



STONE BENCHTOP & SPLASHBACK



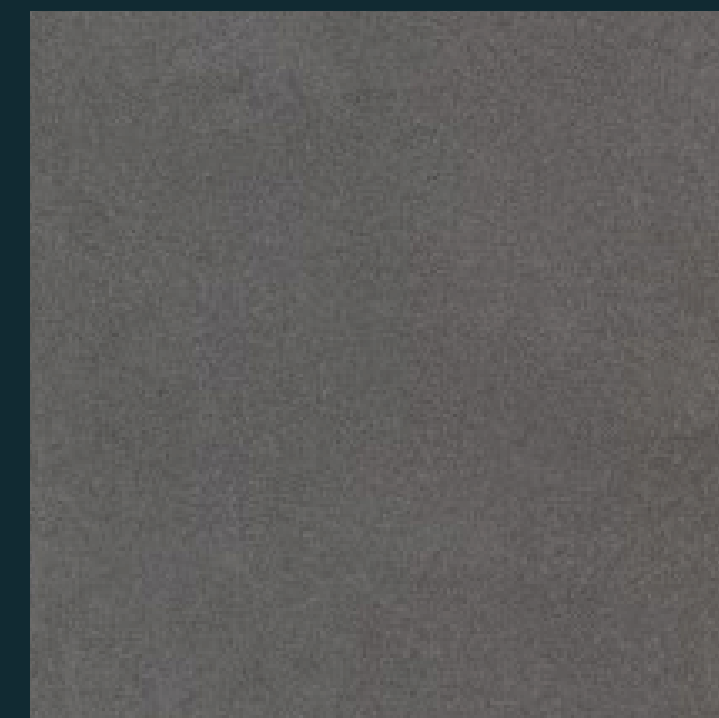
AMENITIES WALL TILE



STAIRCASE



TAPWARE



AMENITIES FLOOR TILE



OFFICE CARPET TILES



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TRUSTED DEVELOPER PARTNERSHIP

Millers Junction Business is another premier development proudly delivered in partnership by Wilmac Properties and Folkestone.



Charter Hall Group (ASX:CHC) is one of Australia's leading fully integrated property groups, with over \$26.4 billion of high quality, long leased property across the office, retail, industrial and social infrastructure sectors.

The ASX100 Group oversees a portfolio of 779 properties comprising more than 5.4 million sqm and has over 25 years' experience managing and investing in high quality property.

Wilmac is a property development company based in Melbourne, Australia with proven ability to source, facilitate and deliver a wide range of projects across commercial, industrial and residential property developments.



Millers Junction Business
302-330 Millers Road, Altona North

For instant access to plans and pricing
visit millersjunction.com.au/business

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**PROUDLY
DEVELOPED BY**

