

INFORMATION MEMORANDUM

Bravo Business Park
Bravo Loop, Pakenham





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EXECUTIVE SUMMARY

Great options for business owners and investors – Bravo!

A Business Park that will appeal to investors and occupiers alike. Welcome to Bravo Loop, a business park within the bustling South East Business Park, Pakenham.

The complex comprises 30 units that range in size between 132m² and 377m² and aspects that range from bright glass fronted showroom/ warehouses with road frontage and the central main thoroughfare facing units to quiet compact and medium units tucked away in the cul de sacs on site. Your stock or materials receivals/deliveries are a breeze with large rigid truck therefore 20' container access to all units and direct semi trailer access to some units as well. We've got you covered on parking too with allocated and visitor car spaces.



LOCATION OVERVIEW

Situated within the bustling South East Business Park in Pakenham, minutes from Princes Highway.



BUILDING AREA

132m² - 377m²



ZONING

Industrial 1

PROPERTY

Bravo Business Park
Bravo Loop, Pakenham



02

PROPERTY SNAPSHOT



132m² - 377m²
BUILDING AREA



13,203m²
LAND AREA



Industrial 1
ZONING



**CLOSE TO MAJOR
ARTERIAL ROADS**



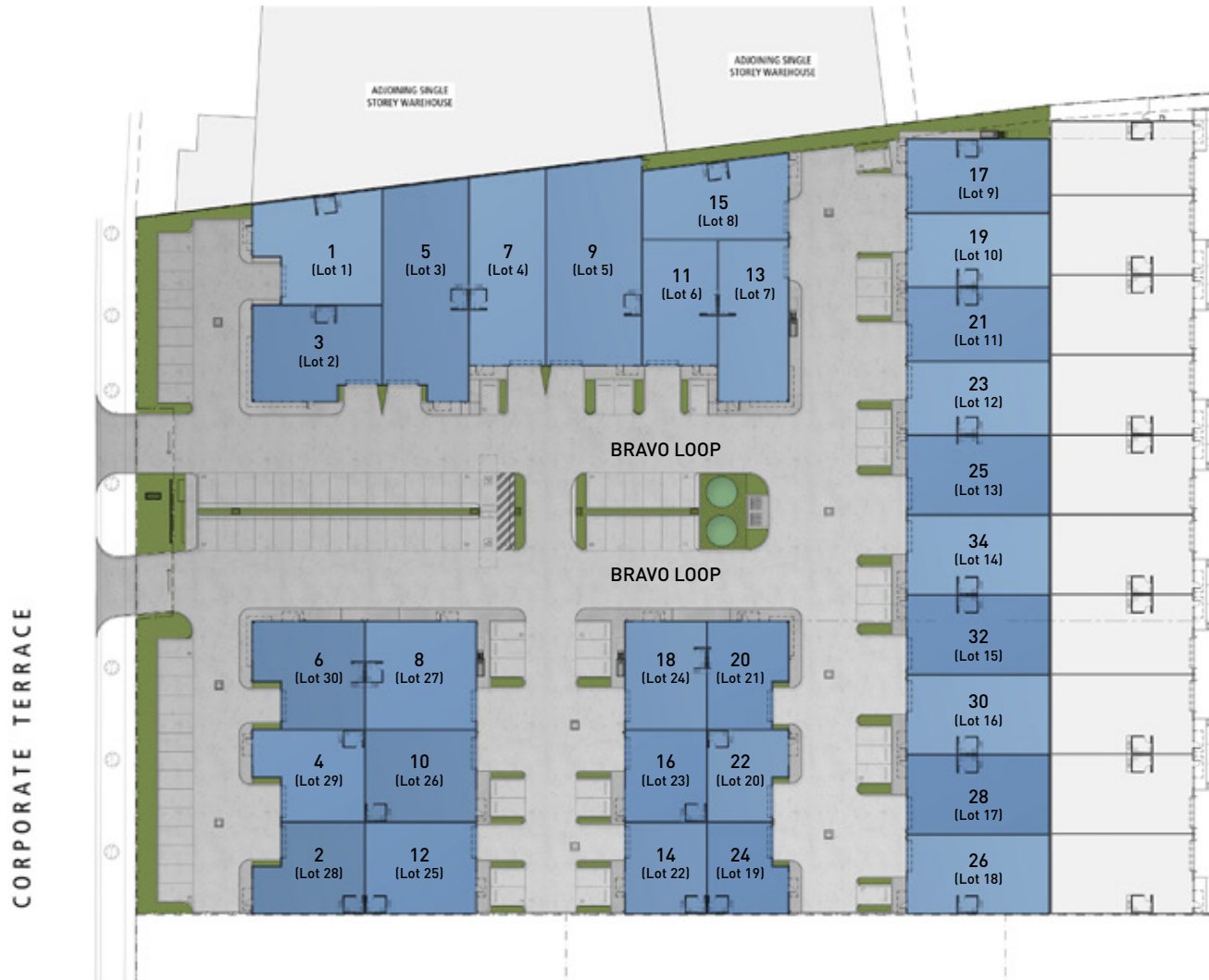
**TITLED CAR SPACES &
VISITOR PARKING**



**SITUATED IN
SOUTH EAST
BUSINESS PARK**

02





LOCATION

Bravo Business Park
Bravo Loop, Pakenham



03

LOCATION SNAPSHOT





LOCATION OVERVIEW

- | | |
|-----------------------------|-------|
| 1. Koo Wee Rup Road | 700m |
| 2. Princes Freeway | 1km |
| 3. McGregor Road | 1km |
| 4. Pakenham Shopping Centre | 3.2km |
| 5. Princes Highway | 4km |

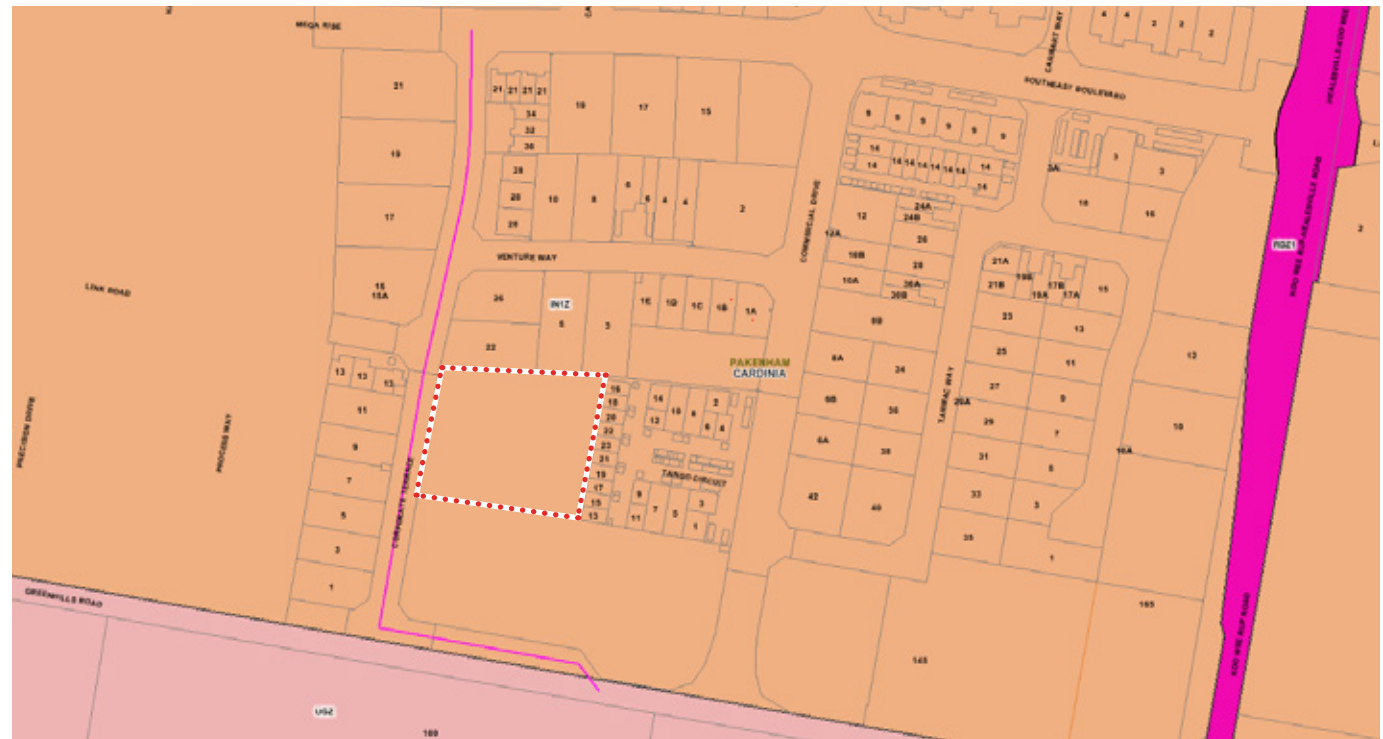




ZONING MAP

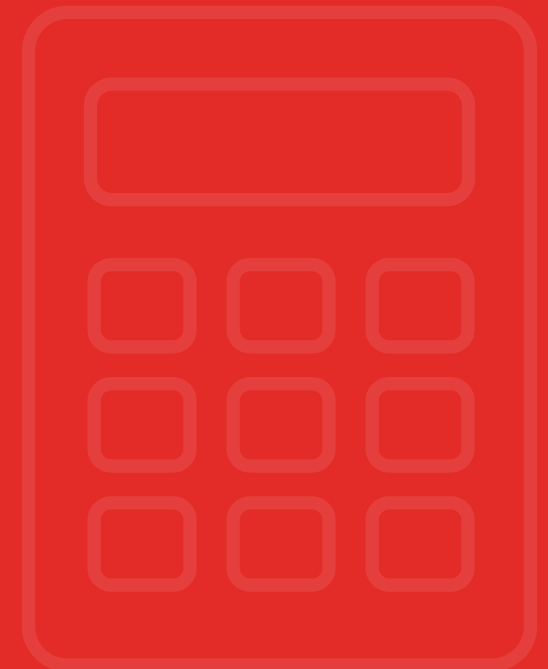
Industrial 1 zone

Below is a map of the property located in the Industrial 1 zone (INZ1). The purpose of the INZ1 is to implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.



SALE INFORMATION

Bravo Business Park
Bravo Loop, Pakenham



METHOD OF SALE

For Sale or Lease

Due Diligence

The following additional information can be provided upon request:

DOCUMENTATION

Available upon request.
Contract of Sale & Plans.

INSPECTION

Contact agents

ENQUIRIES

For further enquirers, please
contact the selling agents overleaf.

YOUR AGENTS



Mark Bond

Director
0419 386 882
mark@faceyindustrial.com.au



Cameron Jay

Sales and Leasing Consultant
0488 335 388
cameron@faceyindustrial.com.au

APPENDICES

Bravo Business Park
Bravo Loop, Pakenham

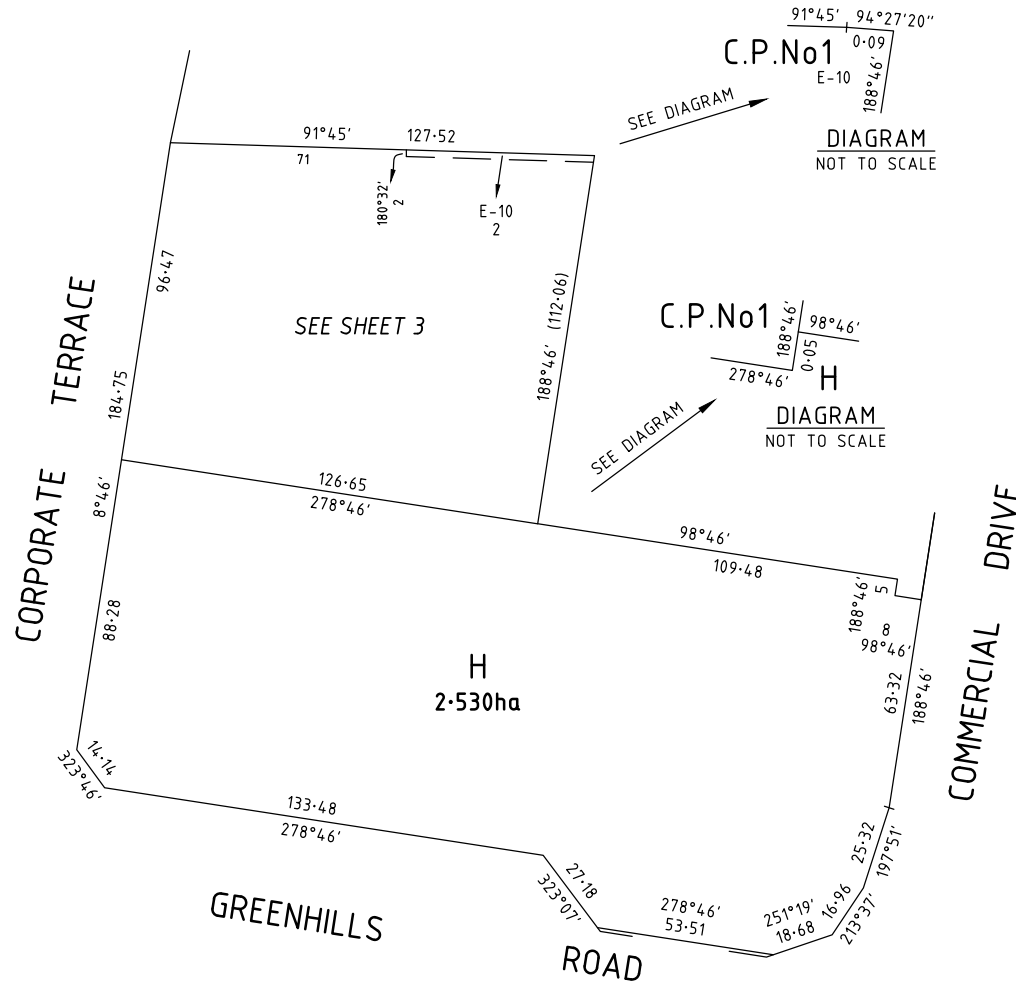
TABLE OF CONTENTS

1. Plan of Subdivision
2. Plans of Development



PLAN OF SUBDIVISION		EDITION 1	PS826175H
LOCATION OF LAND		COUNCIL NAME: CARDINIA SHIRE COUNCIL	
PARISH:	NAR NAR GOON		
TOWNSHIP:	—		
SECTION:	—		
CROWN ALLOTMENT:	49 (PART)		
CROWN PORTION:	—		
TITLE REFERENCE:	VOL.11857 FOL.577		
LAST PLAN REFERENCE:	PS800919E (LOT G)		
POSTAL ADDRESS: (at time of subdivision)	CORPORATE TERRACE PAKENHAM 3810		
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 366 940 ZONE: 55 N: 5 781 905 GDA 94		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS A TO G (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	
		BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: MEDIAN: BOUNDARIES MARKED 'M' EXTERIOR FACE: ALL OTHER BOUNDARIES DIMENSIONS SHOWN THUS 15.19* ARE MEASURED TO THE EXPOSED FACE.	
		LOTS IN PARTS: LOTS 1, 2, 3, 19, 22, 23, 24, 27, 28, 29 & 30 ARE IN 2 PARTS. LOTS 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20, 21, 25 & 26 ARE IN 3 PARTS. LOTS 5, 7 & 16 ARE IN 4 PARTS.	
		THOSE PARTS OF LOTS 1 TO 30 CONTAINED WITHIN THE BUILDINGS ARE UNLIMITED AS TO HEIGHT AND DEPTH. THOSE PARTS OF LOTS 1 TO 30 EXTERNAL TO THE BUILDINGS ARE LIMITED AS TO HEIGHT AND DEPTH - SEE TYPICAL SECTION ON SHEET 3.	
		LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. For details of Owners Corporation(s) including: purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information.	
DEPTH LIMITATION: DOES NOT APPLY			
This is a SPEAR plan.			
STAGING: This is not a staged subdivision. Planning Permit No. T160494			
SURVEY: This plan is based on survey.			
This survey has been connected to permanent marks No(s). 512, 514, 516, 606 & 607 In Proclaimed Survey Area No. 71			
COMMON PROPERTY No.1 IS ALL THE LAND IN PLAN EXCEPT FOR THE LOTS. COMMON PROPERTY No.1 IS A PRIVATE ROAD KNOWN AS 'BRAVO LOOP'.			
EASEMENT INFORMATION			
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			
Section 12(2) of the Subdivision Act 1988 applies to Lots 1 to 30 and Common Property No. 1			
Easement Reference	Purpose	Width (Metres)	Origin
E-10 E-10	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS537513A PS537513A
			Land Benefited/In Favour Of CARDINIA SHIRE COUNCIL SOUTH EAST WATER LIMITED
Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1200880/2 1200880-2-PS-PRELIMINARY.DWG	ORIGINAL SHEET SIZE: A3
		LICENSED SURVEYOR: ANDREW JOHN BUSSE VERSION 1, DATE: 16/11/2018	
			SHEET 1 OF 5

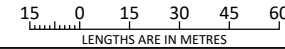
PS826175H



BW Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS
REFERENCE
1200880/2

SCALE
1 : 1500

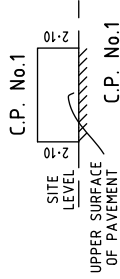
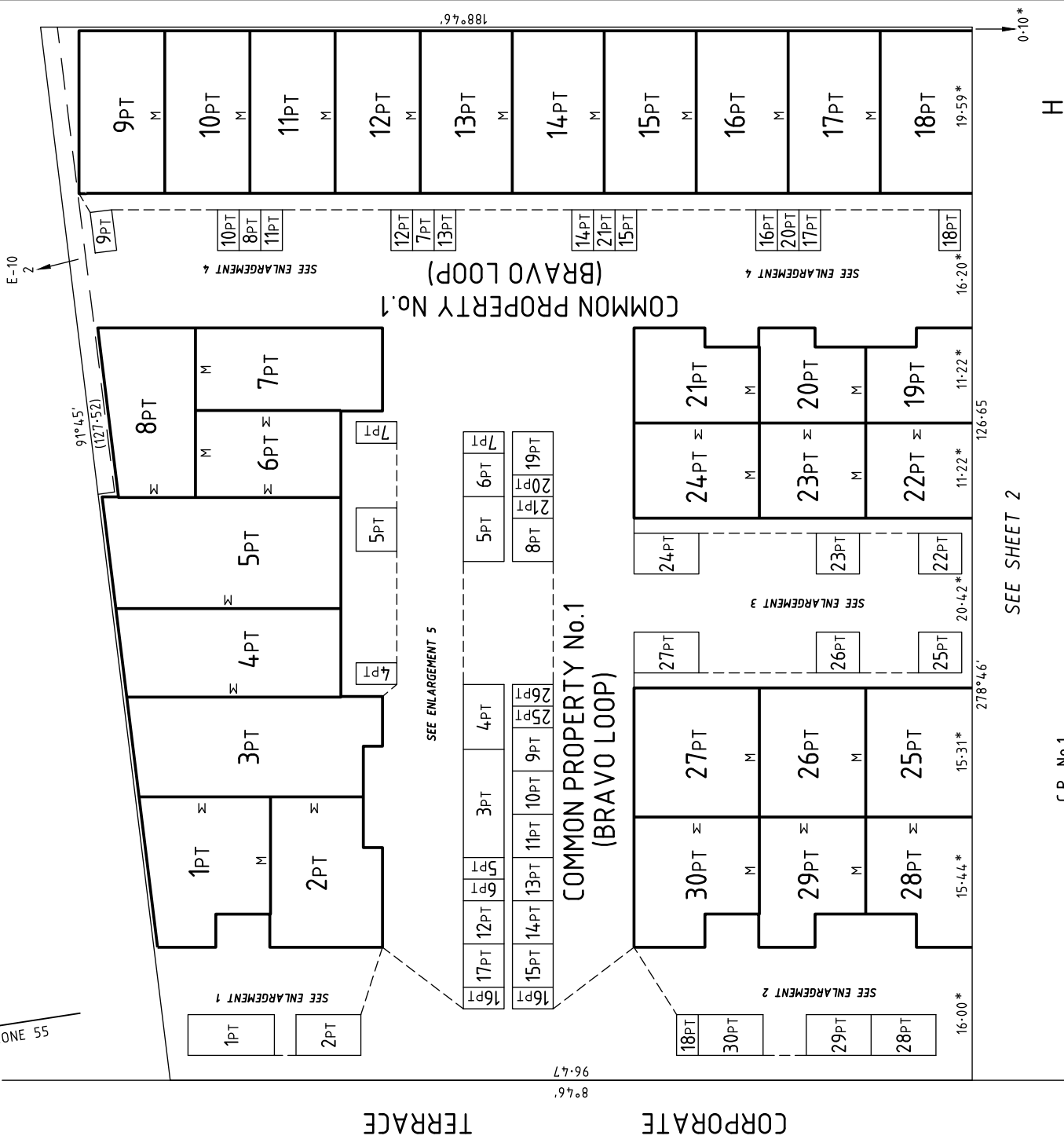


ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: ANDREW JOHN BUSSE
VERSION 1, DATE:16/11/2018

PS826175H



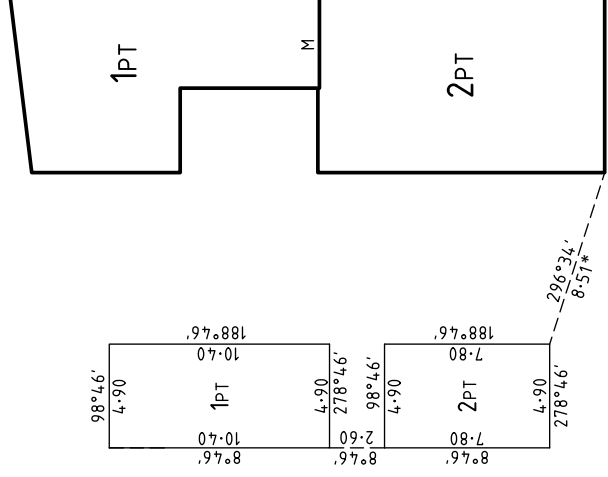
TYPICAL SECTION THROUGH PART
LOTS EXTERNAL TO THE BUILDINGS

NOT TO SCALE

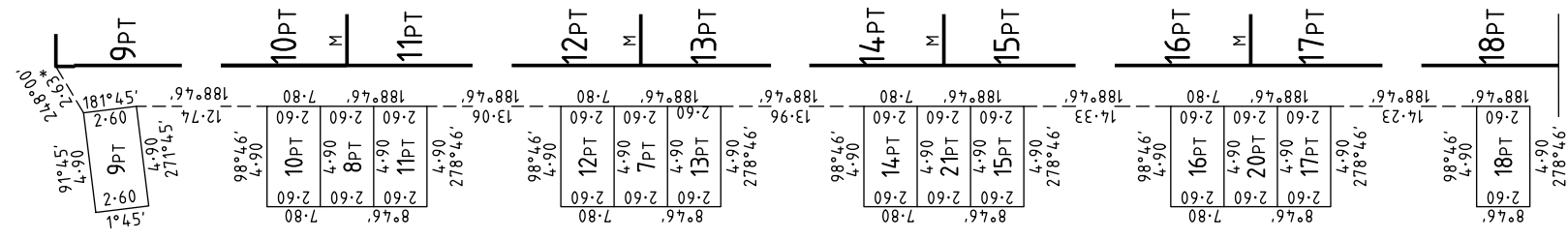
SEE SHEETS 4 & 5 FOR ENLARGEMENT DIAGRAMS

PS826175H

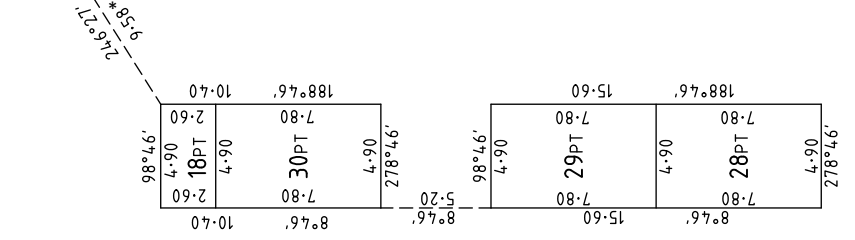
ENLARGEMENT 1



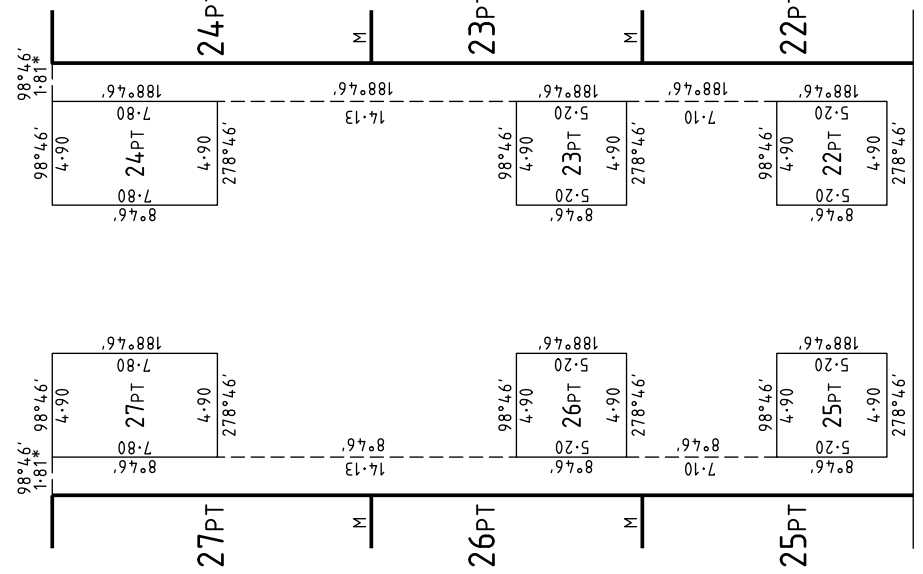
ENLARGEMENT 4
(CONNECTIONS NOT TO SCALE)



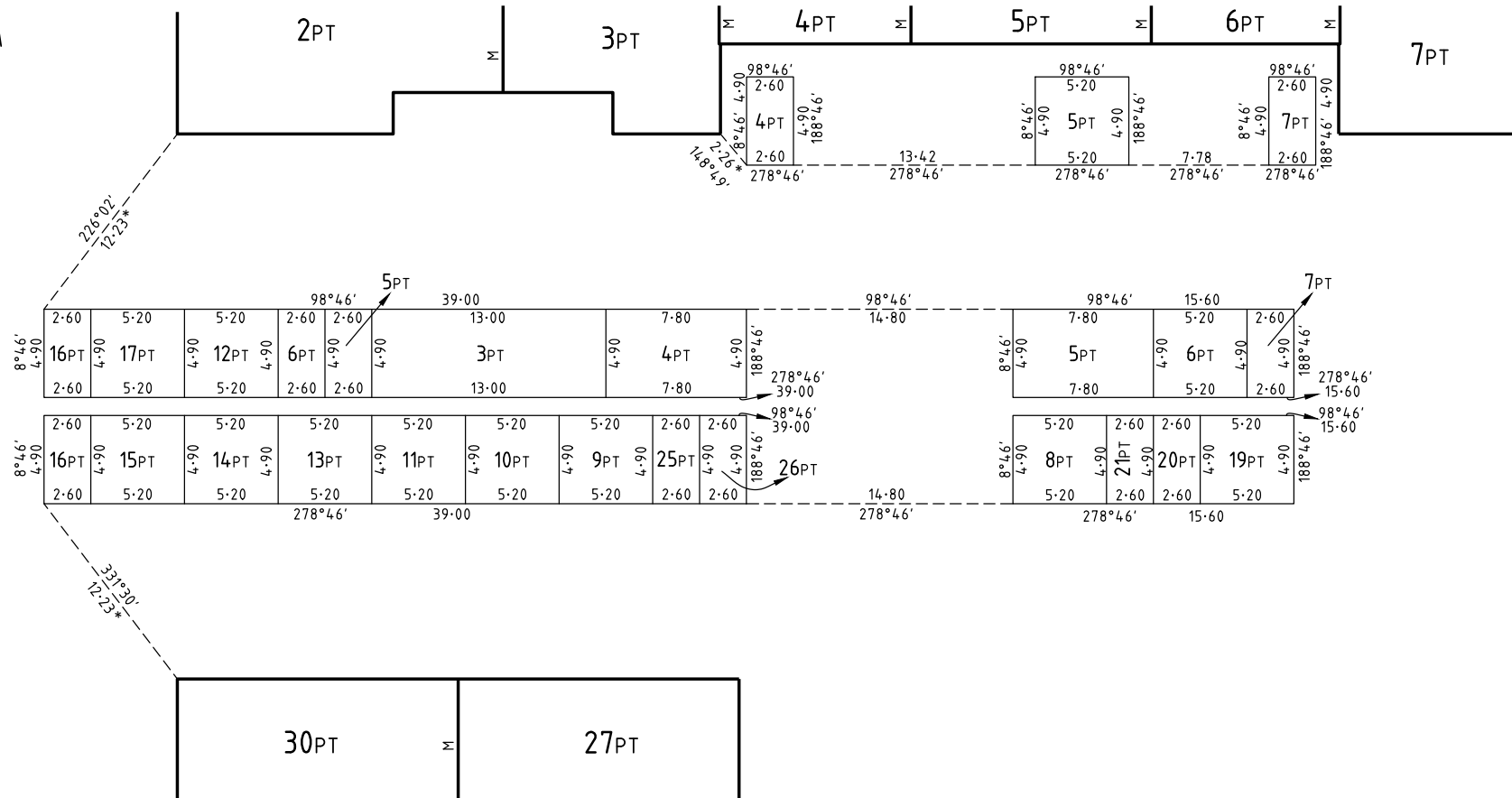
ENLARGEMENT 2



ENLARGEMENT 3



ENLARGEMENT 5



OWNERS CORPORATION SCHEDULE

PS826175H

Owners Corporation No. 1

Plan No. PS826175H

Land affected by Owners Corporation

Lots: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

UNLIMITED

Limitations of Owners Corporation:

Notations
NIL

Totals	
Entitlement	Liability
This schedule	5000
Previous stages	0
Overall Total	5000
	10000

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	208	396						
2	197	358						
3	246	553						
4	207	448						
5	265	605						
6	150	295						
7	175	350						
8	172	346						
9	155	325						
10	154	323						
11	154	323						
12	154	323						
13	172	345						
14	172	345						
15	166	345						
16	166	345						
17	166	345						
18	166	328						
19	111	210						
20	112	211						
21	131	244						
22	123	229						
23	123	229						
24	148	281						
25	163	316						
26	163	316						
27	195	363						
28	153	286						
29	153	286						
30	180	331						

SURVEYORS FILE REFERENCE: 1200880/2

SHEET 1 OF 1

ORIGINAL SHEET
SIZE: A3



6 Clow Street
Dandenong VIC 3175
03 9701 4455
faceyindustrial.com.au



Disclaimer

All prices are GST Exclusive. All areas are approximate. Prospective Purchasers/Tenants should make their own enquiries to satisfy themselves of all aspects.

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