

LENNON MILLS



**Unique Office Space
to lease in the
historic Mill Building
at Lennon Mills
1 Lennon Street,
West Melbourne.**





2.4kms
From the Melbourne CBD

LOCATION

This rare and strategically located modern industrial estate is only 850m to the Port of Melbourne. With direct underpass access to South Kensington train station and close to Melbourne's CBD, it is ideally placed for the easy access of both goods and tenants.

79% of Melbourne's population is within a 60-minute drivetime of Lennon Mills.

The area is known for its village feel, cafes, and diversity of architecture - including Victorian terraces, cottages, warehouse apartments and new structures in the west of the suburb. The suburb contains established tree lined streets. A major recreational area, the J.J. Holland Park, adjacent to South Kensington railway station, is a short walk away.

Beautiful Kensington Village offers fantastic restaurant, bar and café options, as well as grocery and convenience services.

Direct access to the highway and railway will enable seamless integration into the broader Melbourne transport network, an ideal location for companies with need of car parking and public transport, whose client base is close to the city.



SEAMLESSLY CONNECTED

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THE ESTATE

Lennon Mills has been planned to be a unique place for people to enjoy as well as work, where a community can organically converge. An inviting atmosphere is enhanced by terraces and landscaping, with a pedestrian-friendly ground level and hospitality venues.

With **2,000,000 people** within a 40-minute drive, forecast to grow to 2,600,000 by 2031, and **500,000 people** within a 20-minute drive, forecast to grow to 682,000 by 2031.

Lennon Mills Estate is **HOME TO ADVANCED HIGH TECHNOLOGY MANUFACTURING, LAST MILE LOGISTICS, AND DIGITAL AND CREATIVE BUSINESS SERVICES.**

Modern, cutting edge warehouses combined with historic offices, the heritage Mill, and top range tenant amenities makes Lennon Mills a unique and rare new offering in the Melbourne Industrial and office markets.

With access to prime industrial hubs such as Altona, Brooklyn, Laverton and Sunshine within half an hour, Lennon Mills also has easy entry to the Maribyrnong bicycle path and river walks. Work and leisure can be accessed in equal measure.

THE LENNON MILLS NEW INDUSTRIAL

OVER A CENTURY AGO, THE LENNON STREET MILLS WAS AT THE FOREFRONT OF TECHNOLOGICAL ADVANCEMENT IN THE BUILDING INDUSTRY.



HISTORY

As the first high rise concrete roller mill, the original flour mill was leading Melbourne industry.

Today, inspired by its significant position and authentic character, we are re-establishing Lennon Mills as a modern centre of industry and commerce for the businesses of tomorrow.

The site encompasses a number of architecturally significant silos and an old flour mill, with most to be restored and kept as celebrated relics of a bygone era.



THE MILL - OFFICES

Enquire now! Brand new modern working spaces, with access to a large terrace with incredible views of the Melbourne skyline situated in the historically significant heritage Mill building.

Only 2.4km from Melbourne CBD and close to Dynon Road. Bus and train transport is readily available, with the estate connected directly to South Kensington train station, just 2 stops to Southern Cross station.



"Under construction, image at April 2023"

The Mill office building provides practical commercial space, offering a range of smaller to medium-sized office plates. The idea is for central buildings to form a dedicated professional business hub, within convenient reach yet functionally distinct from the manufacture-facing offices provided in the warehouses.

Comprising 5 levels of unique, full floor historic offices spaces, with abundant light, private lift access, city views, timber floors, and fitted bathrooms and kitchenettes offer a unique working environment.



FEATURES INCLUDE

- A prime location in West Melbourne
- Fully fitted and ready for occupancy
- Brand new premium end of trip facilities
- High-speed and secure internet
- Professional meetings rooms available to hire
- Car parking and bike parking on site
- Fully fitted kitchenettes
- Secure access
- 24/7 access
- Tenants access to a large roof terrace
- Some offices with private terraces
- Full estate amenities such as gym, café, bakery and wine bar available to tenants.

AMENITIES

Bookable meeting rooms, a roof terrace, and on site café, bakery and wine bar are available to occupants.

The wellbeing of our occupants is imperative. The central landscaped green space around The Mill and Silo Works will be a place to meet, walk and talk, or take private time out in the landscaped surrounds. Access to parks, recreation and state-of-the-art EOT (end of trip) facilities including showers, bike storage, lockers, and gym is also provided ensuring the needs of those working in any of the Lennon Mills spaces are not only met, but exceeded.

In addition, there is a large roof terrace with incredible views of the Melbourne skyline.



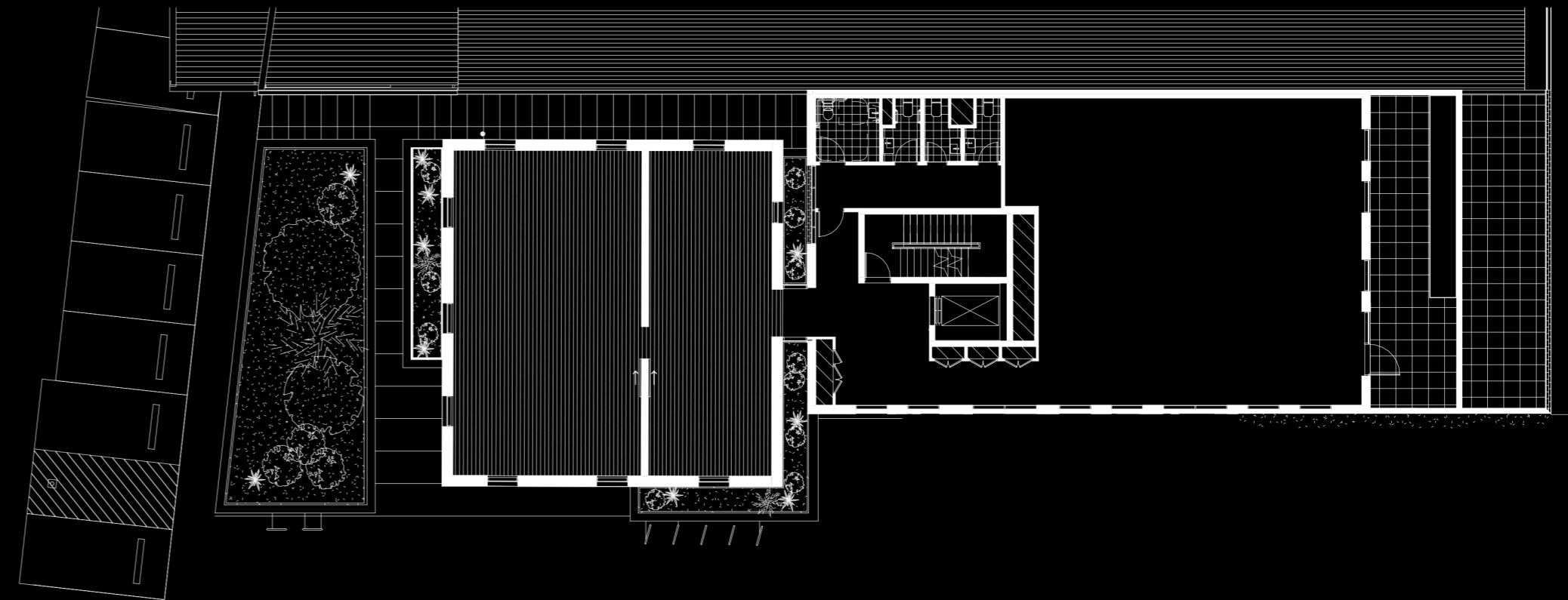
SAMPLE FLOOR PLAN



Whole floors are available to lease between 349 sqm to 426 sqm. Part floors will also be considered. Offices have direct lift access, their own toilets and kitchenettes, and have individual security tenant access.

Exposed brick walls, timber floors and ceiling finishes complete the look.

Tenants have access to all the estates amenities.



THE MILL



The Talisan Group will be operating the ground floor Cafe, Bakery, Wine Bar at Mill. With a strong track record at success behind them in Brisbane, tenants can be assured of a dynamic, vibrant and unique

THE TEAM

DEVELOPER

Perri Projects is a private Melbourne based property developer.

Known as a company that builds complex and innovative multi-use projects in prime urban locations. The group's success has been built on the strength of proven processes and lasting relationships with partners and communities.

Across every project that bears the Perri name, the ethos is the same: to build carefully-considered spaces of timeless quality.



BUILDER

2Construct is a building, civic and civil construction company delivering the highest quality, multi-faceted projects since 2004.

Unique in offering integrated building, civic and civil construction services, 2Construct offers extensive experience and a combination of capabilities.

ARCHITECT

Tandem Design Studio are passionate about connecting design more directly with construction.

Tandem worked with Perri Projects to identify and explore a range of opportunities at Lennon Mills. They have played pivotal roles in high profile projects like Melbourne's Federation Square and Hobart's Museum of Old and New Art (MONA).

LEASING ENQUIRIES

For sizes, availability, broker, agency and leasing enquiries contact:

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