

Information Memorandum

4/227-239 WELLS ROAD, CHELSEA HEIGHTS VIC 3196

Prepared by Mitch Rosam of Ray White Commercial Ferntree Gully August 2018



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Introduction

Ray White Commercial Ferntree Gully is proud to present For this quality Industrial Investment.

The property is currently leased to a reliable tenant who is in their 7th year with three (3) further one (1) year terms and returning \$30,540.00 per annum plus GST and Outgoings.

This industrial property is well serviced and easily accessible via Wells Road, Springvale Road and in close proximity to major arterials such as the Mornington Peninsula Freeway.

Key Highlights Include:

- Building Area: 370sqm*
- Includes Mezzanine Area: 173sqm*
- Land Area: 292sqm*
- Motorised Roller Door
- 3 Phase Power Supply
- Dual Amenities
- Four (4) On-Site Car Parking Spaces on Title
- Commercial 2 Zone

For more information, to obtain a copy of the Contract of Sale or to arrange an inspection, please contact the exclusive selling agents:

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* Approximate

Executive Summary

The Property	4/227-239 Wells Road, Chelsea Heights VIC 3192	
Title Details	Lot 4 POS 447088P	
Volume	11612 Folio 158	
Property Description	Industrial Investment with a longstanding tenant – Kennedy's Fitness. Exceptionally located in a high profile industrial complex on a main road with street visibility.	
Building Area	370 sqm*	
Land Area	292 sqm*	
Financial Synopsis	\$30,540 Net Rent P.A + GST Fixed 3% Annual Increases	
Outgoings	Tenant Pays 100% of Building Outgoings (Approx. \$6,000)	
Zoning	Commercial 2 Zone - COMMERCIAL 2 ZONE (C2Z)	
Local Authority	Kingston City Council	
Car Parking	4 Car Parking Spaces on Title	
Property Construction	The property is constructed of tilt slab walls with a metal clad roof on a concrete slab.	
Method of Sale	Private Sale	
Marketing Agent	Mitch Rosam Ray White Commercial Ferntree Gully T 03 9758 7888 M 0402 355 805 E mitch.rosam@raywhite.com	Paul Waterhouse Ray White Commercial Ferntree Gully T 03 9758 7888 M 0417 660 153 E paul.waterhousem@raywhite.com

* Approximately

^ Important:

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

Property Overview







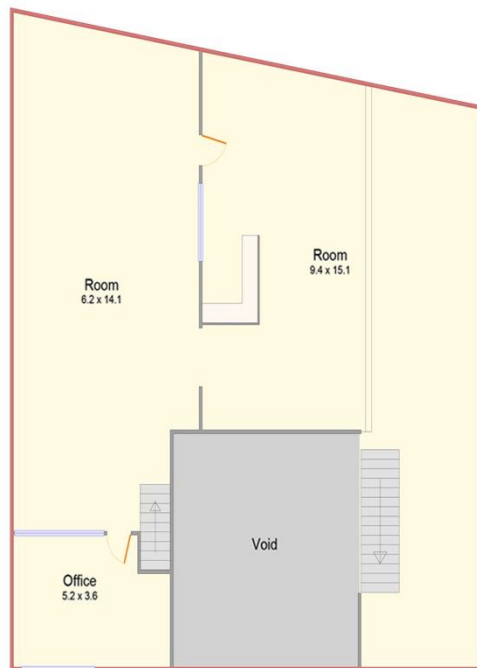




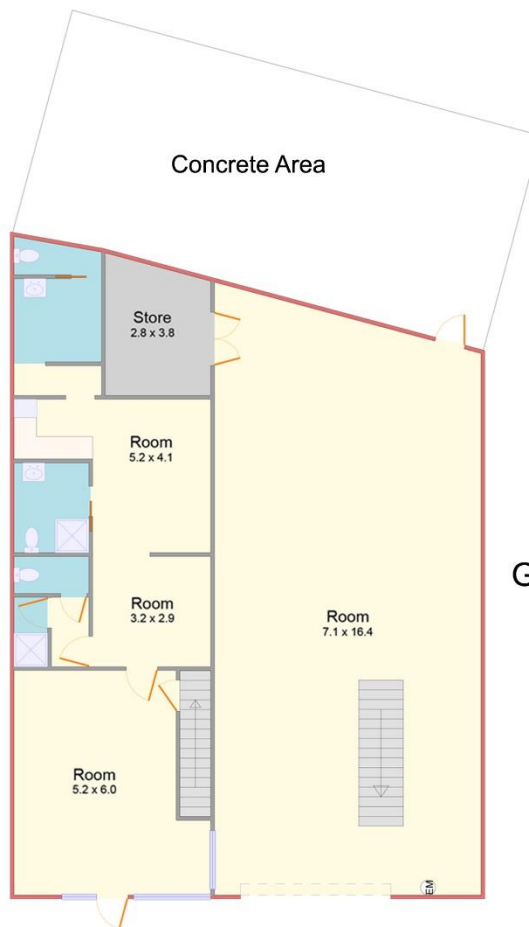


Floorplan

Disclaimer: Floor Plan measurements, fittings and appliances are approximate and are for illustrative purposes only. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan or the working state of fittings or appliances. You or your advisors should conduct an independent investigation to determine to your satisfaction the suitability of the property for your space requirements and the functional state of fittings and appliances. This illustration is not suitable for building, renovation or submission to any building regulatory authority.



First Floor



Ground Floor

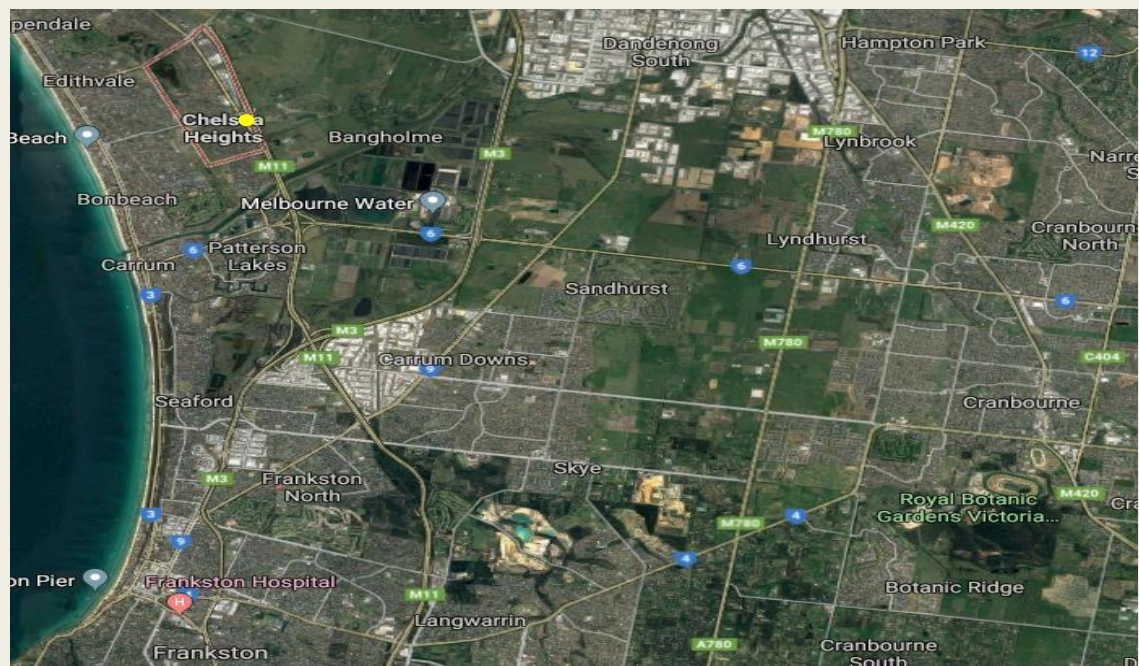
Location Particulars

Chelsea Heights

Chelsea Heights is located 30km* South of Melbourne within the Kingston City Council. The property lies on the corner of Wells Road and Thames Promenade and only 15km* to Frankston.

Wells Road is easily accessible to the major arterial roads such as the Mornington Peninsula Freeway and the Eastlink.

In the 2016 Census, the population of Chelsea Heights was 5,335.



● Property (4/227-239 Wells Road, Chelsea Heights)

* Approximately

Lease Summary

Overview

Tenant	Kennedy's Fitness Pty Ltd
Permitted Use	Gym
Sitting Tenant	7 Years
Current Term	1 Year
Commencing Date	1 st June 2018
Expiry Date	31 st May 2019
Option to Renew	Three (3) further one (1) year terms
Net Rent	\$30,540* + GST p.a
Rent Reviews	Fixed 3% Annual Increases
Outgoings	Tenant pays all outgoings

* Approximately

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Disclaimer

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Ray White Commercial Ferntree Gully trading as WS Commercial nor any of its respective officers, employees or consultants ("we, us") make any representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.
13. ^S.T.C.A - Subject to Council Approval
*Approx - Approximate



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