

Sentia

40 Jenke Cct
Block 12
Section 25
KAMBAH

Chris Antos
0422 837 647
chris@sentiaRE.com.au

1 THE OPPORTUNITY



Welcome to Kambah's best industrial business park

Sentia are proud to be exclusively offering 8 industrial units in Kambah to market for Lease. Conveniently situated along Athllon Drive, this is a fantastic opportunity to situate your business in an optimal location. Its proximity to the ACT's major road arteries, position on Tuggeranong's busiest thoroughfare and choice of unit size makes it an easy fit for those knowing the benefits of industrial property.

The purpose clause allows for the following uses which are outlined in the attached Crown Lease for the site:

- ✦ Craft Workshop;
- ✦ Funeral parlour and ancillary thereto caretakers' residence;
- ✦ Store PROVIDED THAT storage of dangerous goods is not permitted;
- ✦ Warehouse.

**See attached schedule for definitions*





2 LOCATION

This proposed warehouse complex is located on the corner of Athllon and Drakeford Drive, providing ultimate exposure and visibility along one of Canberra's busiest roads. Conveniently situated next to Jenke Park centre, there is ample amenity close by, with neighbours including Hungry Jacks, Club Lime Gym and a childcare centre.



3 RENT

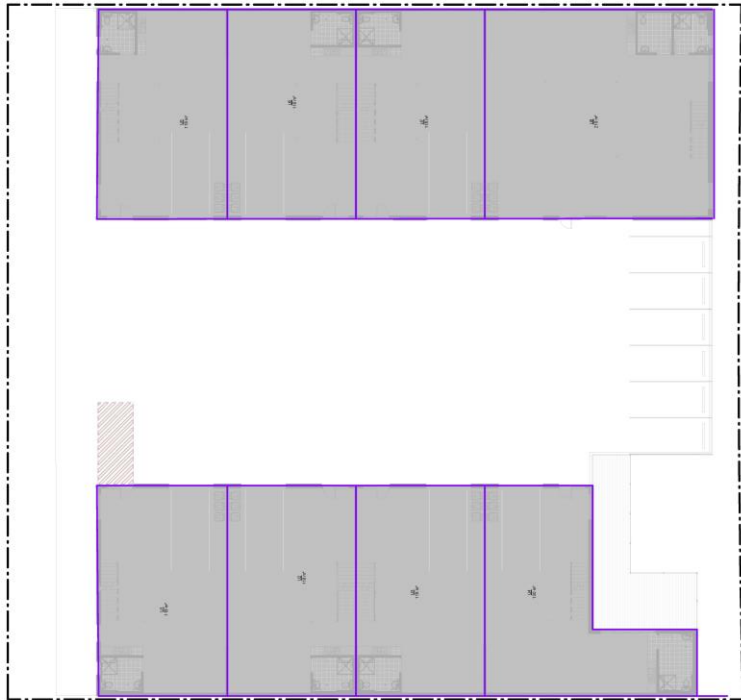
The following schedule outlines the unit sizes and asking rent.

Parking – Each unit comes with 2 external car spaces in addition to parking within the warehouse space.

Unit	Area (m ²) *	Total (m ²) *	Rent p.a. (exc. GST)	Availability
1	Ground 119.3 Mez 39.2	158.5	\$53,500	UNDER OFFER
2	Ground 118.5 Mez 39.2	157.7	\$51,500	LEASED – Soutside Kustoms
3	Ground 118.5 Mez 39.2	157.7	\$51,500	LEASED – Builder
4	Ground 129.7 Mez 59.3 + Outdoor	189.0	\$62,000	<i>Available</i>
5	Ground 118.7 Mez 50.7	169.4	\$55,750	UNDER OFFER
6	Ground 117.8 Mez 51.0	168.8	\$54,750	<i>Available</i>
7	Ground 117.8 Mez 51.2	169.0	\$54,750	<i>Available</i>
8	Ground 209.7 Mez 50	259.7	\$85,000	<i>Available</i>

* Areas quoted are approximate and may vary slightly upon completion of construction.





1 GROUND FLOOR AREAS
1 : 200



2 MEZZANINE AREAS
1 : 200



4 BASE BUILDING SPECIFICATION

To be read with reference to the attached Building Plans.

	Ground Floor
Floor Finish and loading	Brushed concrete slab 150mm thick
	Mezzanine Floor
	Steel frame with structural plywood flooring.
Mezzanine Stair:	Galvanised steel construction.
	Perimeter walls
	Pre-cast concrete, Colorbond cladding & Canberra Red Brick as per plans
	Inter-tenancy Walls
Walls:	Pre-cast concrete or blockwork
	External Windows
	Fixed double glazed
	Mezzanine balustrade overlooking ground floor
	Powder-coated steel construction to BCA standard.
Toilet amenities:	Constructed from stud walls with painted plasterboard and a skirting tile around the internal perimeter. Includes one DDA compliant toilet and handwash basin.
Kitchenette	Kitchenette as per the floor plan. Hot water unit is included but appliances are excluded.
	Warehouse & Mezzanine
	Suspended high bay LED lights to meet BCA standards for warehousing.
Lighting:	Toilet amenities
	Recessed LED lighting.
	External driveway and footpaths
	Lighting to meet BCA standards for external space.



Detection, prevention and signage installed to meet BCA standards for base building open plan layout.

Fire Systems

Fire Sprinklers

There will not be any fire sprinklers provided with the base building.

Ceiling

Warehouse and Mezzanine

Bare ceiling

Toilets

Painted plasterboard ceiling

Roof

Colorbond metal deck insulated roof, able to withstand solar panel installations.

Water

Separately metered to each unit.

There will be a main ICON water meter for the whole site and private sub-meters for each unit that will be periodically read by the strata manager for on charging water consumption charges to each unit.

Electricity

A separately metered single tenancy distribution board will be supplied with 3 phase power, 60 amps per phase.

Communications and Internet:

Each unit will be serviced by NBN.

Gas

Not supplied.



5 RELEVANT DOCUMENTS

Contact a Sentia specialist to receive a copy of the following:

- Floor plans
- Crown lease definitions schedule

6 CONTACT

	<p>Chris Antos Director m. 0422 837 647 chris@sentiaRE.com.au</p>		<p>Simon McGuire Director m. 0418 693 635 simon@sentiaRE.com.au</p>
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