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## **WELCOME TO OAK**

This sophisticated new development at 9 Gloucester Avenue reflects Berwick's transition from an agricultural township to a thriving suburban Centre.

Contemporary commercial and retail spaces combined with luxurious residences in this transformational multipurpose precinct.

We are offering for sale the first-floor office as an investment with a 5 year lease in place.

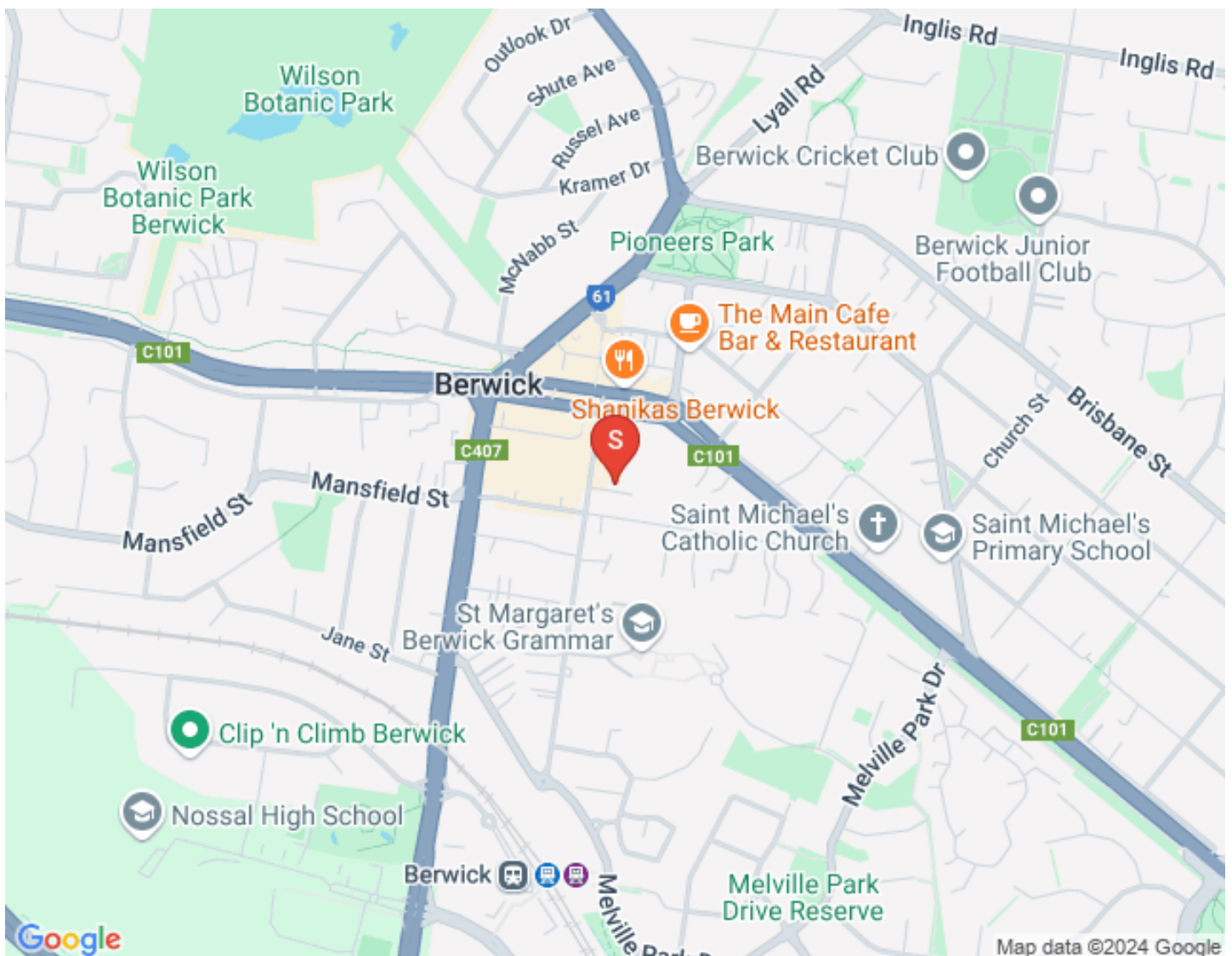
## LOCATION

The striking two-storey brick street frontage draws on the scale and rhythm of the surrounding Berwick urban village and the nearby historic town centre. In front is a downstairs retail space beneath the upstairs office/retail area serviced by a dedicated lift and ground floor foyer.

Look behind and see the building grow into a multi-storey home to 20, two- and three-bedroom private residences.

The retail and office precinct of Berwick Village is tightly held and rarely is there a long-term vacancy.

Berwick offers all you would expect from a well-established southeast Melbourne suburb.





## THE SPACE

On offer to purchase, is a space comprising 315sqm at first-floor level, serviced by a dedicated lift and foyer. The entry foyer is 38sqm.

The property is zoned commercial 1, and has just been leased.

With 9 +1 disabled dedicated undercover car parks, this space is unique to Berwick.



## EXTERIOR FACADE

## LEASE DETAILS

<b>Term</b>	5 Years
<b>Commencement</b>	1st December 2022
<b>Annual Rent</b>	\$123,828 plus GST
<b>Annual Reviews</b>	3.5% annually on anniversary, market at option
<b>Outgoings</b>	Paid by tenant (subject to Retail Lease Act)
<b>Options</b>	1 x 5 years

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## THE INVESTMENT

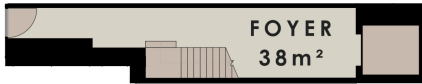
The property offers an outstanding investment opportunity in the Berwick Village Precinct. Securely leased and attracting excellent depreciation benefits (Indicative Depreciation report below) this property certainly works financially.

Adding to that, this property is one of only two in Berwick with a lift and the only one with a dedicated lift. This future proofs the building by adding appeal to a wider number of potential future tenants should the need arise.

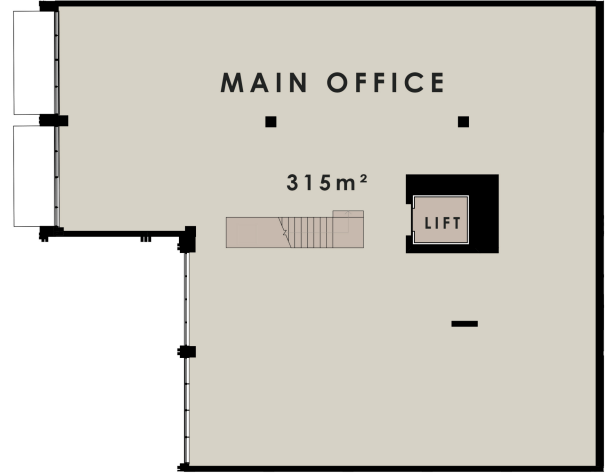
Undercover-dedicated car parking is another important and rare benefit.

[Tax Depreciation Estimate](#)

# PLANS



GROUND FLOOR LOBBY

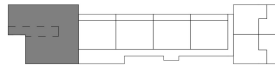


LEVEL 01

TELHA  
CLARKE



GROUND 38  
LEVEL 01 315  
TOTAL 353  
GROUND FLOOR LOBBY  
SHOWN DASHED.



0 1 2 3m

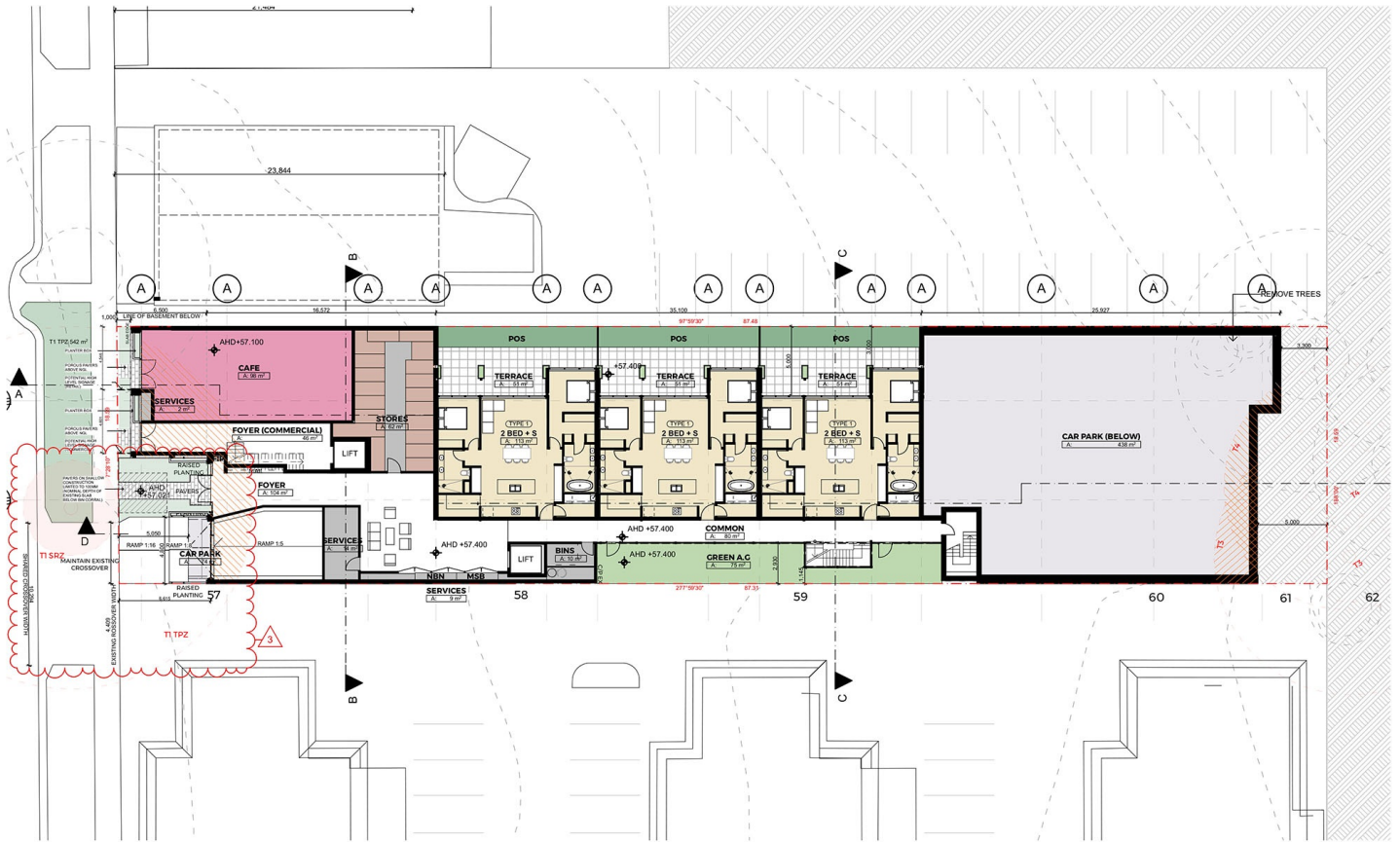
COMMERCIAL

23/0/19

DISCLAIMER

Dimensions and areas are approximate and are subject to change without notice. The Property Council of Australia, Architects, Engineers, Quantity Surveyors and other professionals engaged by the owner used to determine the areas referred to in this advertisement. Independent professional verification of the dimensions and areas should be obtained. The plans, terms and conditions in the contract of sale apply to this advertisement and are not included.





REV	DATE	ISSUED FOR	DRAWN	CHECKED
1	06/07/18	TP PRE-APPLICATION	RB	ST
2	25/10/18	TOWN PLANNING	HF	TC
3	07/03/19	TOWN PLANNING	HF	TC
3	21/05/19	TOWN PLANNING	HF	HF

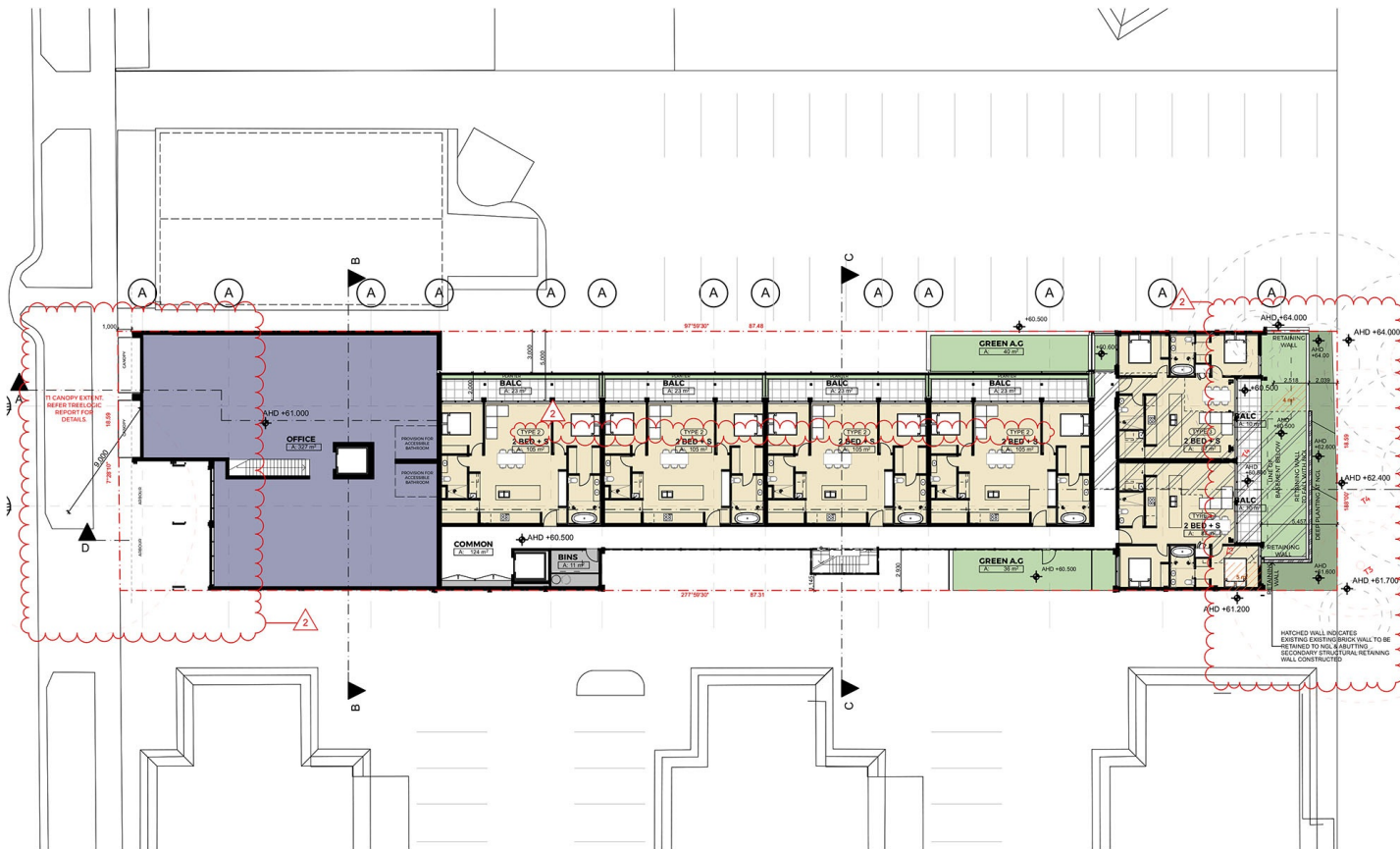
**FIELD GROUP**

**TELHA CLARKE**

381 MALVERN RD  
SOUTH YARRA  
Ph: 03 8672 5999  
E: contact@telhaclarke.com.au

**FOR TOWN PLANNING**

PROJECT	DRAWING TITLE	SCALE	DATE	DATE	DATE
9 GLOUCESTER AVENUE	GROUND FLOOR	1:200	21/05/19	21/05/19	21/05/19
9 GLOUCESTER AVENUE MELBOURNE, VICTORIA 3003					
JOB NO.	DRAWING NO.	REVISION			
18025	TP0101	3			



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**FOR TOWN PLANNING**

PROJECT	DRAWING TITLE	SCALE	DATE
8 GLOUCESTER AVENUE BRANDON, VICTORIA 3180 AUS TRALIA	LEVEL 01 PLAN	1:200 A3	07/03/19

DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
HF	TC	18025	TP0102	2

## PRICING

The property is available for sale in the range of \$2,500,000 to \$2,750,000.

## THANK YOU FOR YOUR INTEREST

Please do not hesitate to contact us with any questions that you may have.

Regards,



**Shannon Hynd**

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