

# Executive Summary

## Property Location

16 - 28 View Road, Epping. MELBOURNE  
VICTORIA, AUSTRALIA.

## Site Area

7980 m<sup>2</sup>

## Total Building Area

5004.70m<sup>2</sup>

## Total Car Spaces

84 on site.

## Property Description

The Property is located within the N.C.V Industrial Estate which is located in the heart of Epping. The Estate is approximately 20 kilometres North from the CBD and has easy access via Metropolitan Ring Roads.

The Business Park provides for 26 buildings ranging in size from 121m<sup>2</sup> and offers flexibility for business whether the requirement is for smaller type warehousing through to independent office accommodation catering for 500m<sup>2</sup> users'.

The design has been addressed to ensure that image and usability work hand in hand with parking and warehouse access along the rear perimeter and office/showroom accesses via pedestrian landscaped area.

## Covenants

The estate has been developed with covenants in place to protect the occupier and/or investor from inappropriate business types and strict building guidelines to ensure not only quiet enjoyment but also in establishing positive rental and asset growth. (Copy of covenant attached)

## Zoning

The property is zoned INDUSTRIAL 1 under the City of Whittlesea planning scheme.

## **Stamp Duty**

Stamp duty savings will be offered for off the plan purchases.  
(Refer to Stamp duty schedule attached).

## **Completion**

Estimated date of completion to be December, 2011

## **Disclaimer**

Every effort has been made to ensure the accuracy of the details provided in this document, however any Purchaser, tenant or interested party acknowledges that the Vendor, its servants or agents has not made any representation or provided any warranty as to the accuracy of the information provided, the fitness for any particular purpose of the property or other description of the property. The Vendor, its servants, agents or associates accept no responsibility for any direct or indirect loss, damages, or costs incurred by you as a result of your use or reliance of information contained in this document. Prospective purchasers and tenants are to make their own enquiries regarding the accuracy of the information provided, prior to entering any agreements and nothing set out herein is to be regarded as a representation relied upon by such party.

## Location

### Epping

16-28 View Road is located approximately 20 Kilometers north of the Melbourne CBD in the heart of the growth area of Epping Victoria.

Epping has been named a Satellite City within the Victorian State governments Melbourne 2030 planning scheme.

Local area development shows the commitment not only of the State government and Local government (City of Whittlesea) but also of major business with the construction of major Residential and Commercial/Industrial projects.

Some of the local area projects include the following:

- **EPPING PLAZA SHOPPING CENTRE**

Epping Plaza has been a major Shopping Centre for the North. Located on the corner of Cooper Street and High Street the Shopping Centre which has recently doubled in size caters for approximately 200 retailers in its current capacity.



- **NORTHERN HOSPITAL**

Located next door to the Epping Plaza Shopping Centre at 185 Cooper Street. The Northern Hospital has become one of Melbourne's major acute treatment centres. The hospital consists of approximately 300 beds and has an Emergency department that treats approximately 70,000 patients annually. Stage 2A was completed in 2007 costing more than \$25 million.



- **MELBOURNE WHOLESALE MARKETS**

Melbourne's wholesale fruit and vegetable Market is moving to Epping. In May 2005, the Victorian Government announced the 133 Hectare site in Epping had been secured for the markets. The market will cater to the future demands from the growth of Victoria's horticultural industry and help meet the Governments export target of \$12 billion by 2010. The project is one of the largest infrastructure projects being undertaken in Victoria. It is anticipated that the commencement of construction will be in 2009 with completion by 2011 and the relocation of the Market by the end of 2011.



- **VIC URBAN - “AURORA”**

Vic Urban’s Aurora development located in Epping North just metres from the N.C.V Industrial Estate offers Victoria’s first 6 Star Living community, approximately 8500 homes, 2 town centres, 5 schools and childcare, 5 ovals, 6 sporting pavillions, 8 tennis courts, 4 soccer pitches, 4 bocce rinks, 3 basketball/Netball courts and 20 kilometres of paths and bike tracks, Fibre optic connection and Community Intranet. Aurora is surrounded by numerous other major residential developments being undertaken in the Epping (City of Whittlesea Municipality) attributing to the sustainable growth of the area.



- **EPPING TRAIN LINE**

From November 2008, trains on the Epping and Hurstbridge lines will travel in one direction - clockwise - through the city loop. Almost 17,000 people use the Epping and Hurstbridge line trains in the morning peak. The Epping and Hurstbridge lines together carry 15% of Melbourne’s train passengers or 60,000 passengers each day, with significant growth expected to continue.



- **CRAIGIEBURN BYPASS**

The 17 kilometre bypass linking the Hume Freeway near Mt. Ridley Road at Craigieburn; to the Metropolitan Ring Road at Thomastown is now the premier gateway to Melbourne from the North. Entry and Exits points include Cooper Street, Epping, with The project costing \$306 million funded by the Australian Government.

