

316

FOR SALE OR LEASE



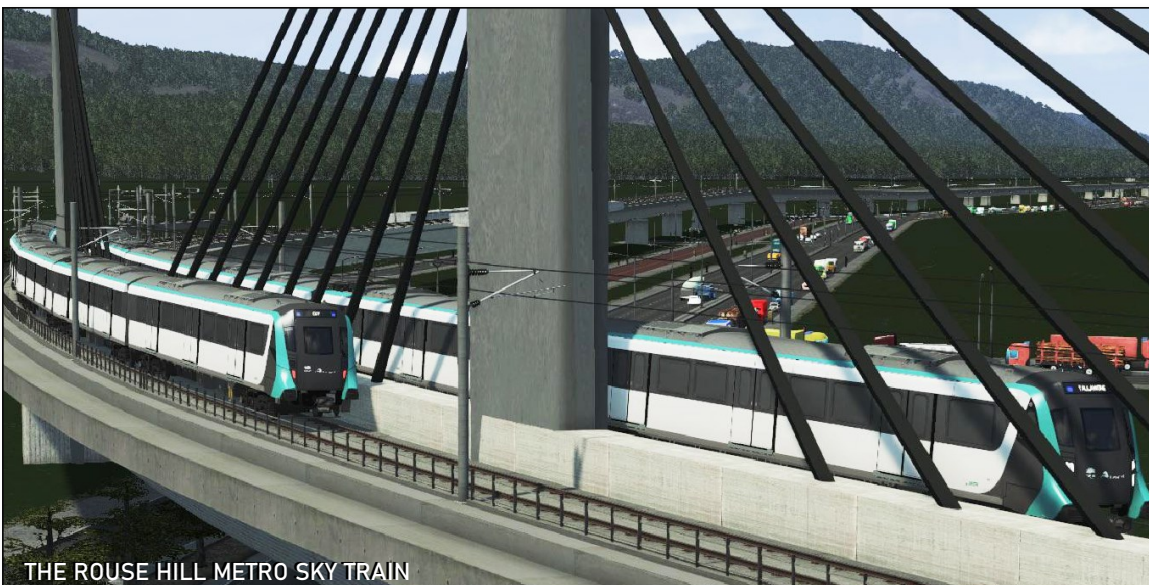
PRESIDA
Building Strength

VERSION: 5TH NOVEMBER 2024

INFORMATION MEMORANDUM
316 ANNANGROVE ROAD, ROUSE HILL
THREE SEPARATE PRECINCTS FOR SALE OR LEASE—OFFICE, SHOWROOM AND INDUSTRIAL/WAREHOUSE



ARTIST IMPRESSION OF THE PROPOSED NEW ROUSE HILL HOSPITAL.



THE ROUSE HILL METRO SKY TRAIN

CONTENTS

INTRODUCTION	3
EXECUTIVE SUMMARY	4
BUILDING FEATURES	5
LOCATION	6
WHY INVEST IN ROUSE HILL?	8
FINISHES & INCLUSIONS	10
ZONING	11
PROPERTY AREAS & CARPARKING	13
FLOOR PLANS	15
FLOOR LOADS & HEIGHTS	20
PRECINCT DESCRIPTION	21
ABOUT THE DEVELOPER	25
SPECIALIST CONSULTANTS	26
DISCLAIMER	26

LOCATED AT 316 ANNANGROVE ROAD, ROUSE HILL—**316** IS YOUR OPPORTUNITY TO SECURE A FOOTHOLD WITHIN THE NSW GOVERNMENT’S NORTH-WEST GROWTH AREA.

INTRODUCTION

'316' is the purpose-built response to years of development and market research into determining, then exceeding, the needs of today's successful businesses.

Due for completion in early 2026, this commercial complex is a sophisticated building designed to cater for the needs of today's businesses that require a highly practical workspace in a pleasing environment.

The building comprises of 114 office suites, showrooms and industrial/warehouse units, with sizes ranging from 34m² to 1,169m² to suit a variety of business applications.

Centrally located in an expanding business district, plus its close proximity to major arterial roads and public transport—such as The North-West Metro line—makes 316 perfectly suited to any business owner or lessee looking to gain a competitive edge or significant return on investment.

What further sets 316 apart from the rest is the emphasis placed on security features, the use of natural light via the floor to ceiling double glazing and the rare convenience of undercover parking at your door on all levels. All this in a thriving new age business park development.



IMAGES TO BE UPDATED



THIS COMMERCIAL COMPLEX CONSISTS OF THREE SEPARATE PRECINCTS—OFFICE, SHOWROOM AND INDUSTRIAL/WAREHOUSE TO CATER FOR THE GROWING NEEDS OF TODAY'S BUSINESSES.

EXECUTIVE SUMMARY



316

ANOTHER PREMIUM DEVELOPMENT BY PRESIDIA CONSTRUCTIONS

CURRENTLY UNDER CONSTRUCTION
DUE FOR COMPLETION EARLY 2026

PROPERTY:	316 Annangrove Road, Rouse Hill
ESTATE NAME:	316
LEGAL DESCRIPTION:	Lot 28 Deposited Plan 834050
TITLE:	Strata Plan
LAND AREA:	16,600 square metres
PARKING SPACES:	510
ZONING:	E3 Productivity Support
METHOD OF SALE:	Private Treaty
BUILDING AREA:	17,176m ²
LGA:	The Hills Shire Council

316'S CURVED DOUBLE GLAZED FRONT FAÇADE IS DESIGNED TO PROVIDE NATURAL LIGHT AND A SCENIC OUTLOOK, WITH FINISH COLOURS ADAPTED TO BLEND INTO THE NATURAL ENVIRONMENT.

BUILDING FEATURES

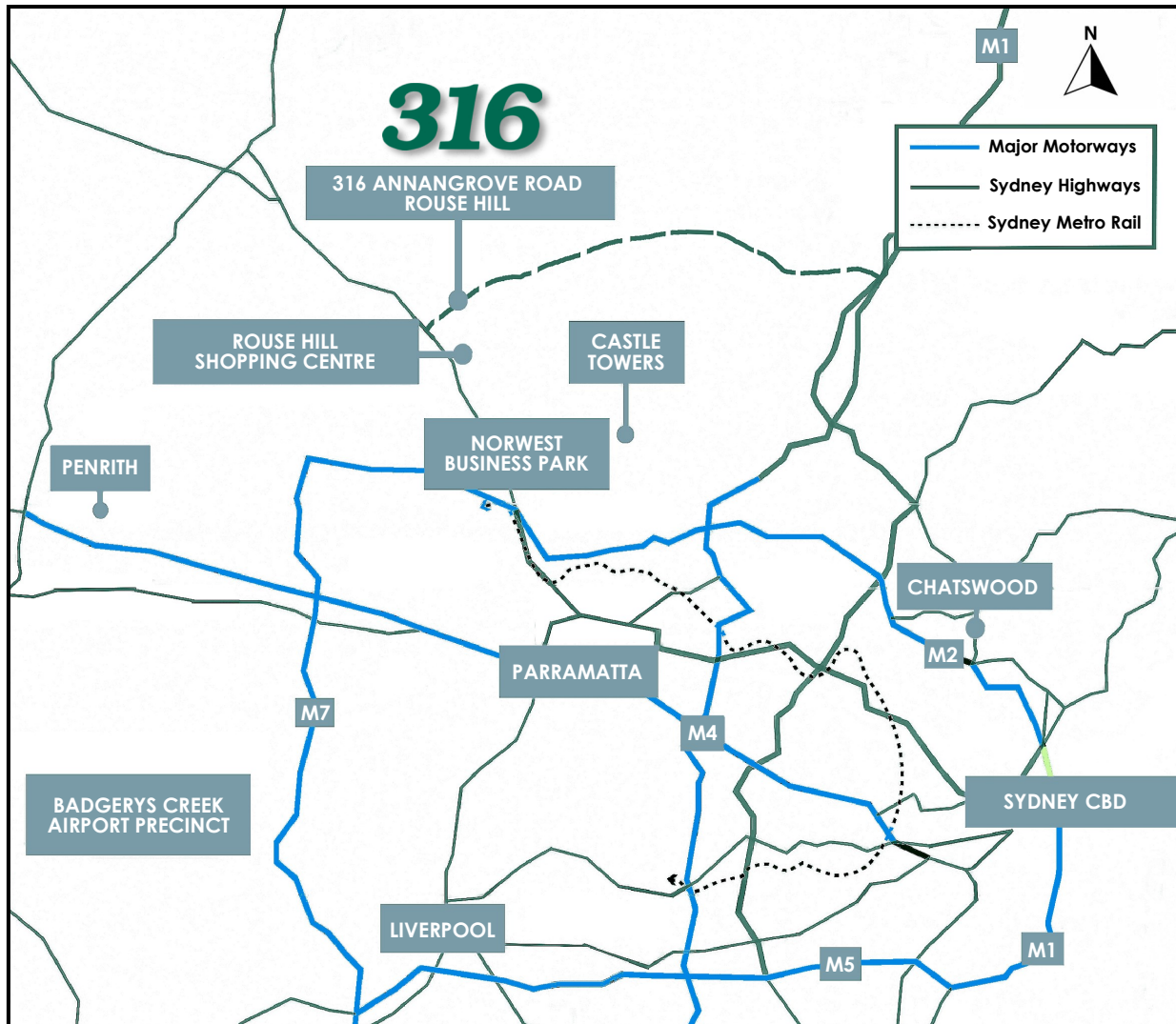
316 provides an opportunity for astute investors and businesses to secure a premium property—to purchase or lease—within the emerging North-West growth area of Sydney.

Building Features:

- **316** has the presentation of a commercial office building, whilst incorporating and blending several business uses.
- Consisting of 3 separate precincts—office, showroom and industrial/warehouse.
- 41 warehouses, 20 showrooms, a ground level café, and 52 office suites.
- Unit sizes ranging from 24m² to 1,169m².
- Superior quality finishes and design.
- Floor to ceiling double glazing to most windows exposed to direct sun.
- All units feature glazed powder coated aluminum door & sidelight entries.
- Ample parking, most of which is undercover and at your door.
- Under cover loading and unloading.
- A focus on security incorporating CCTV, after-hours driveway closure and perimeter fencing.
- Prominent exposure to Annangrove Road.
- Striking building style complemented by the grounds and gardens.
- Top floor break-out area.
- Optic fibre to all tenancies.
- Visitor parking is provided on all levels.
- Lift providing convenient access to the café level.
- Surplus parking allows purchasers/lessees to obtain additional car spaces.
- Signage positions are available to promote business name exposure.
- Bike parking and showers.
- Built by a proven developer, Presida Constructions Pty Ltd, with over 40 years of successful developments.



316 LOCATION



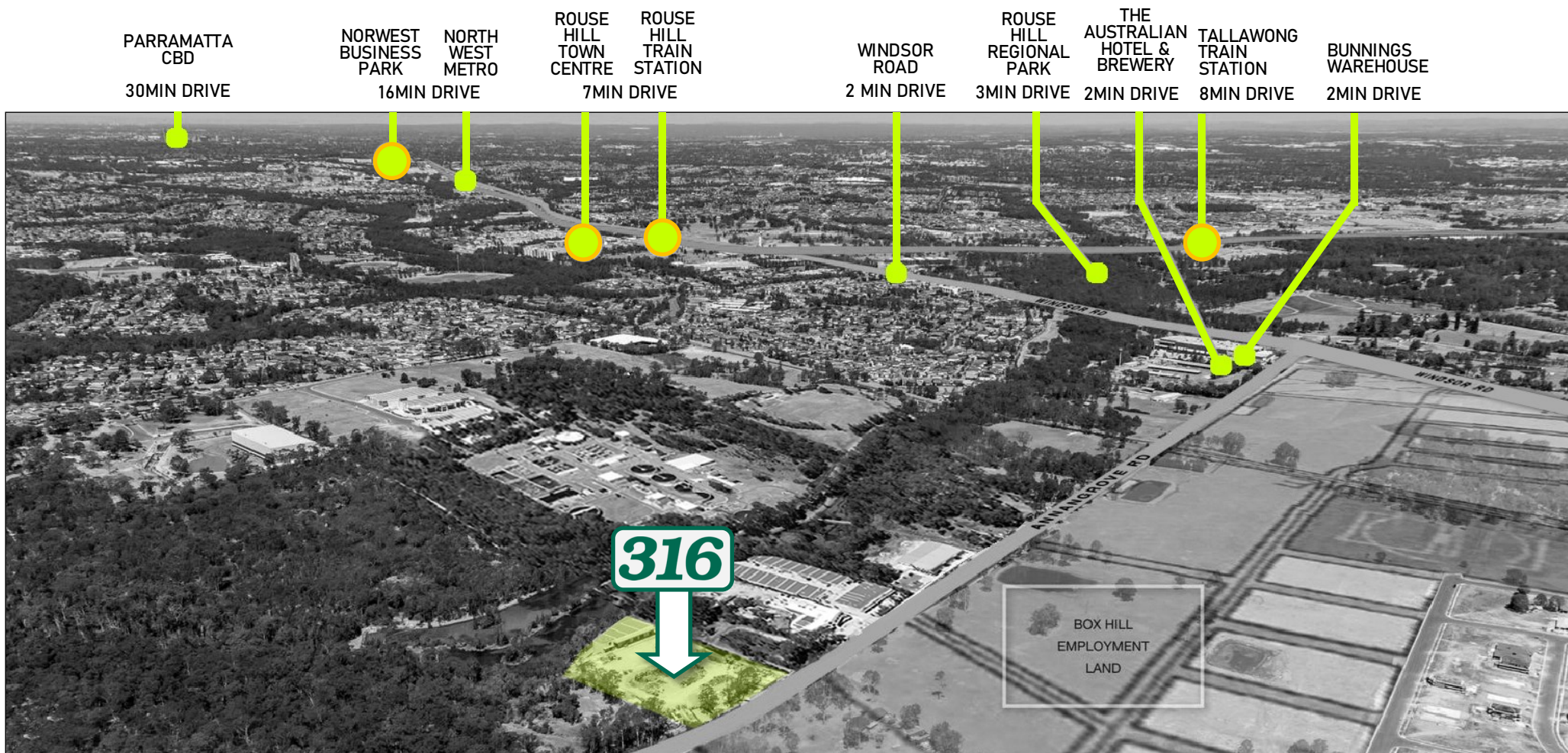
316 is located on the well-known and strategic thoroughfare of Annangrove Road connecting Rouse Hill, Annangrove, Kenthurst and Dural. A short drive along Windsor Road will provide access to Rouse Hill Town Centre, Norwest Business Park, and the M7 Motorway to the south and Riverstone, Mulgrave and Windsor to the north-west.

- 4km/7 minute drive to the Rouse Hill Town Centre/Metro
- 21km /30 minute drive to the Parramatta CBD
- 53km /50 minute drive north-west of the Sydney CBD or 50 minutes via Metro
- 53kms/47 minute drive to new Badgerys Creek Airport
- Access to the M7 (10 mins), M2 (13 mins), M4 (25mins) motorways via Windsor and Old Windsor Roads
- Access to Windsor Road (A2) - 2 minute drive
- 16 minute drive to Norwest Business Park and Metro
- 6 minute drive to the new proposed Rouse Hill Hospital
- 20 minute drive to Castle Towers and Metro
- Macquarie Park 28mins via Metro
- Chatswood 34 minutes via Metro
- 35km/42 minute drive to the Penrith CBD

LOCAL AMENITY

- 316 features an on-site café
- Off-site cafes including Oporto are located nearby
- Several childcare centres are located nearby including on Annangrove Road
- Taverns for informal staff gatherings are located nearby on Annangrove and Windsor Roads
- Bunnings Warehouse is located at Annangrove and Windsor Roads
- Rouse Hill Village Shopping Centre is located just over 2 kilometres away
- Ampol service station located across Annangrove Road
- Personal fitness, medical/dental facilities located nearby
- Bus services to Hills area centres - bus stop in front of 316

316 LOCATION



AS PER THE DRAFT ROUSE HILL PRECINCT PLAN, THE HILLS SHIRE COUNCIL AIMS TO POSITION ROUSE HILL AS THE PRIME DESTINATION FOR BUSINESSES FOCUSED ON HEALTH, EDUCATION, SCIENCE, TECHNOLOGY, FINANCE & ADVANCED MANUFACTURING.

WHY INVEST IN ROUSE HILL?

316 epitomises the future of business growth in the burgeoning area of North-West Sydney.

The 16,600 m2 site, located at 316 Annangrove Road Rouse Hill, has E3 productivity zoning to accommodate a mix of offices, showrooms, warehousing, light manufacturing, and other compatible uses that encourage innovation and adaptability...

...and more importantly, it's location is in a growth area and near major transport routes that will enable these businesses to thrive in this growing region.

The North West (which comprises of two LGAs, Blacktown City Council and The Hills Shire Council) is home to half a million people (495,205) and is one of Sydney's primary population growth corridors. Over the past decade the population of the North West has increased by 89,837 people, growing at a rate of 22% over ten years.

The district will play a significant role in delivering housing and driving economic growth with the population expected to reach 1,521,500 people by 2036, an increase of close to 60% (550,500 people) on the district population of 970,000 (in 2016). This can already be seen with new housing developments being built in areas such as McGraths Hill, Box Hill, Riverstone, and Marsden Park.

There has also been development of significant infrastructure in the North West.

In recent years, Federal, State and Local Government have invested heavily in the area with the completion of projects such as the Sydney Metro North-West (\$8.3 billion) and the 9km NorthConnex tunnel (\$3 billion).

ONCE A HIDDEN GEM TUCKED IN THE NORTH WEST, ROUSE HILL IS NOW IN THE SPOTLIGHT AS ONE OF THE PREMIER NEW PRECINCTS OF SYDNEY'S EXPANDING POPULATION.

WHY INVEST IN ROUSE HILL?

In March 2024, The Hills Shire Council started works on a new roundabout at the intersection of Annangrove and Edwards Roads, and will shortly commence the upgrade of Annangrove Road. The aim is to widen the existing road reserve to accommodate the cross section for a four lane sub-arterial road.

With an estimated completion of 12 months, these upgrades are designed to cater for the increasing commercial/industrial traffic expected in this area.

Construction is also set to commence on the new Rouse Hill Hospital, in which the NSW Government has invested \$300 million to build...

... and in the foreseeable future, there is planned growth of Norwest Business Park, plus a multi-million dollar Norwest University campus which has been earmarked to open by 2029.

These opportunities are underpinned by positive trade demographics, including an affluent, expansive and rapidly growing business trade area of 573,590 people, which is forecast to increase to 777,890 people by 2036. This is growing at a rate of 3.3% per annum – more than double the Sydney average.

It is 316's close proximity to major CBD's and motorways, and the new Airport to be opened at Badgery's Creek, that make this development suitable for any business owner or investor looking to capitalise on the future growth within Sydney's North-West.

Simply ... 316 is an opportunity not to be missed. Whether it be to purchase or lease an office space, showroom or industrial/warehouse unit ... business growth and investment returns are guaranteed.

**Statistics sourced from The Hills Shire Council.*



FINISHES & INCLUSIONS

OFFICES/SHOWROOMS

- Floor to ceiling double glazing to most windows exposed to direct sun
- Powder coated aluminium windows and entry doors
- Painted plasterboard lined walls with insulation to BCA requirements
- Suspended ceiling grid with acoustic ceiling tiles
- Selected commercial carpet on concrete slab floor (office only)
- Aluminium skirting to all plasterboard walls
- Ducted air conditioning
- Tea cupboard with integrated splashback

WAREHOUSE/INDUSTRIAL

- Powder coated aluminium windows and entry doors
- Masonry walls facing driveway and landscaped areas are painted
- Steel trowel finish to concrete floor
- Selected tiles to amenities (floors, skirtings & splashbacks)
- Roller shutters to be powder coated and motorised
- Tea cupboard with integrated splashback

SECURITY

- Security fences to side and rear boundaries
- CCTV surveillance to main entry locations
- Security gates or shutters will restrict access beyond the building frontage after hours. Occupants will be provided with remote controls, for after hours access

SIGNAGE

- Premium signage positions are available for lease on the signage pylons located in the Annangrove Road landscape setback
- Ground Level and Level 1 units facing Annangrove Road have prominent signage locations on the façade of the building

ELECTRICAL

- `Hi Bay` LED lighting to warehouse/industrial areas
- Recessed LED lighting to office & showroom ceilings
- Emergency and exit lighting to BCA requirements
- 1 x 3 phase outlet to warehouses
- 1 x Double GPO in warehouse
- Double GPOs in office @ approximate 1/30m² floor area
- Double GPO to all tea cupboard locations
- Single GPO to refrigerator locations
- Instant hot water unit to each unit
- Three phase power

METERING & SUBMAINS CAPACITY AT EACH PROPERTY:

• LG01:	250 amps/phase
• LG02-LG17	80 amps/phase
• G01	63 amps/phase
• G02 & G10	100 amps/phase
• G03-G09, G11-G26	80 amps/phase
• 101, 110 & 111	100 amps/phase
• 102-109 & 112-119	80 amps/phase
• 201-252	63 amps/phase

COMMUNICATION

Fibre optic lines terminated at NTD in each unit for occupant connection.

ZONING

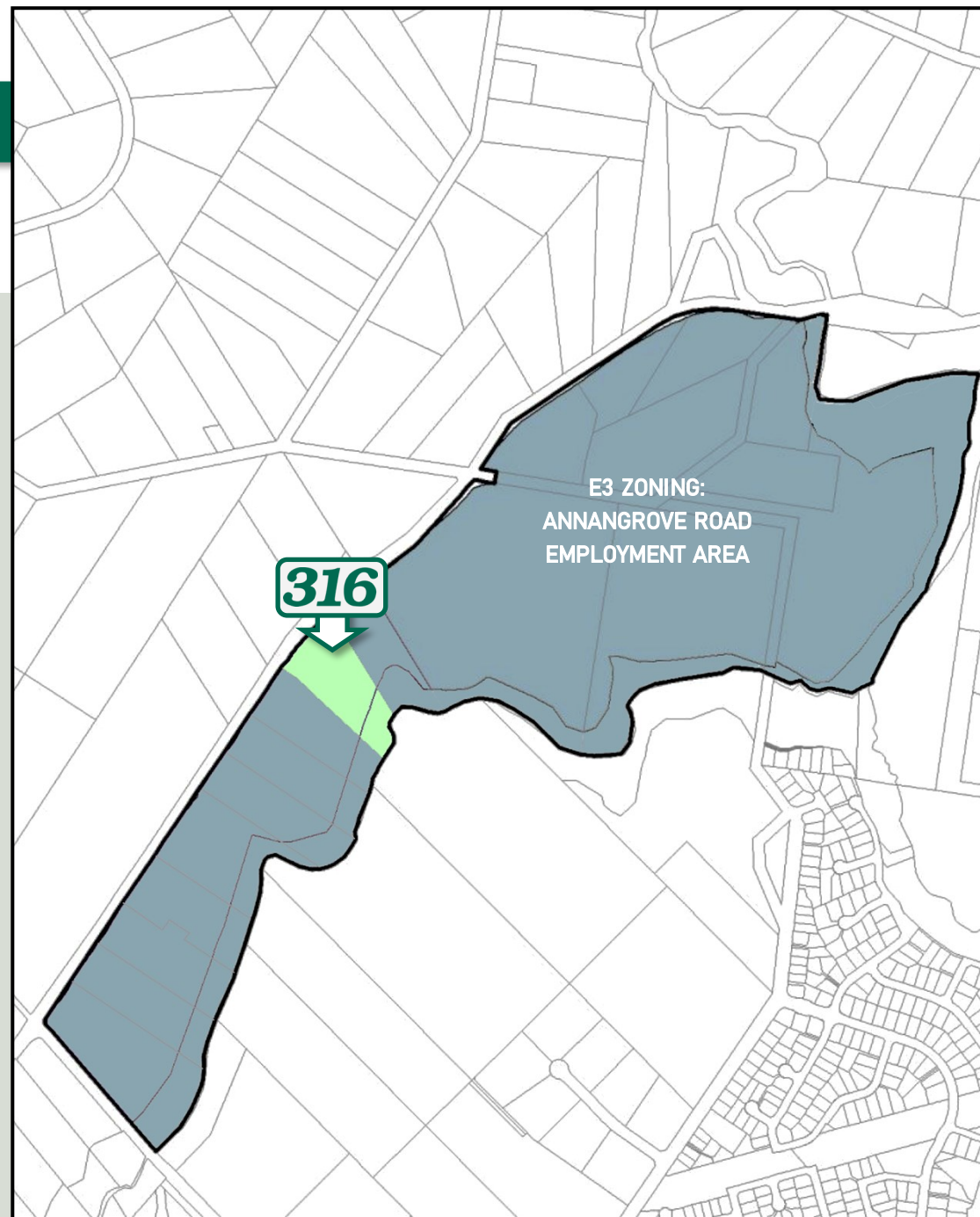
ZONE E3 PRODUCTIVITY SUPPORT

1. OBJECTIVES OF ZONE

- To provide a range of facilities and services, light industries, warehouses and offices
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones
- To provide opportunities for new and emerging light industries
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site
- To provide for specialised retail premises that meet community demand

2. PERMITTED WITHOUT CONSENT

- Nil



ZONING

ZONE E3 PRODUCTIVITY SUPPORT

3. PERMITTED WITH CONSENT

- Animal boarding or training establishments
- Boat building and repair facilities
- Business identification signs
- Business premises
- Centre-based child care facilities
- Community facilities
- Depots
- Food and drink premises
- Function centres
- Garden centres
- Hardware and building supplies
- Hotel or motel accommodation
- Industrial retail outlets
- Industrial training facilities
- Information and education facilities
- Landscaping material supplies
- Light industries
- Local distribution premises
- Markets
- Mortuaries
- Neighbourhood shops
- Office premises
- Oyster aquaculture
- Passenger transport facilities
- Places of public worship
- Plant nurseries
- Recreation areas
- Recreation facilities (indoor)
- Recreation facilities (major)
- Recreation facilities (outdoor)
- Research stations
- Respite day care centres
- Rural supplies
- Service stations
- Services apartments
- Specialised retail premises
- Storage premises
- Take away food & drink premises
- Tank-based aquaculture
- Timber yards
- Vehicle body repair workshops
- Vehicle repair stations
- Vehicle sales or hire premises
- Veterinary hospitals
- Warehouse or distribution centres
- Wholesale supplies
- Any other development not specified in item 2 (see page 11) or item 4

4. PROHIBITED

- Agriculture
- Air transport facilities
- Airstrips
- Amusement centres
- Boat launching ramps
- Boat sheds
- Camping grounds
- Caravan parks
- Cemeteries
- Charter & tourism boating facilities
- Commercial premises
- Correctional centres
- Crematoria
- Eco-tourist facilities
- Electricity generating works
- Entertainment facilities
- Environmental facilities
- Exhibition homes
- Exhibition villages
- Farm buildings
- Forestry
- Freight transport facilities
- Heavy storage establishments
- Helipads
- Highway service centres
- Homes businesses
- Home occupations
- Home occupations (sex services)
- Home-based child care
- Industries
- Jetties
- Marinas
- Mooring pens
- Moorings
- Open cut mining
- Port facilities
- Residential accommodation
- Resource recovery facilities
- Restricted premises
- Rural industries
- Sewerage systems
- Sex service premises
- Signage
- Tourist and visitor accommodation
- Waste disposal facilities
- Water recreation supplies
- Water supply systems
- Wharf or boating facilities

PROPERTY AREAS & CARPARKING

LOWER GROUND FLOOR

Unit	GROSS LETTABLE AREA			Allocated Car Parks
	Office Area m2	Industrial area m2	Total Area m2	
LG01	131	1,038	1,169	17
LG02		213	213	3
LG03		153	153	2
LG04		153	153	2
LG05		153	153	2
LG06		153	153	2
LG07		153	153	2
LG08		158	158	2
LG09		144	144	2
LG10		98	98	2
LG11		124	124	2
LG12		124	124	2
LG13		124	124	2
LG14		124	124	2
LG15		124	124	2
LG16		124	124	2
LG17		267	267	4
Total	131	3,427	3,558	52

ALL AREAS TBC

316 BOASTS THREE PRECINCTS:
OFFICE, SHOWROOM AND
INDUSTRIAL/WAREHOUSE

GROUND FLOOR

Unit	GROSS LETTABLE AREA			Allocated Car Parks	Notes
	Office Area m2	Showroom/ Warehouse area m2	Total Area m2		
G01 Café	192		192	8	Additional Outdoor Area 63m2
G02	417	183	600	19	
G03	78	180	258	5	
G04	79	180	259	5	
G05	80	182	262	5	
G06	77	180	257	5	
G07	73	176	249	5	
G08	67	170	237	5	
G09	69	158	227	5	
G10	107	284	391	7	
G11	47	123	170	3	
G12	47	121	168	3	
G13	47	121	168	3	
G14	47	121	168	3	
G15	47	121	168	3	
G16	47	121	168	3	
G17	67	165	232	5	
G18	66	241	307	5	
G19	70	164	234	5	
G20	54	164	218	4	
G21	54	164	218	4	
G22	71	171	242	5	
G23	74	171	245	5	
G24	57	164	221	4	
G25	57	164	221	4	
G26	70	164	234	5	
Total	2,161	4,153	6,314	133	

ALL AREAS TBC

PROPERTY AREAS & CARPARKING

LEVEL ONE

GROSS LETTABLE AREA		
Unit	Showroom Area m2	Allocated Car Parks
101	340	8
102	154	4
103	173	4
104	175	4
105	176	4
106	175	4
107	173	4
108	169	4
109	163	4
110	296	7
111	420	10
112	188	5
113	188	5
114	188	5
115	188	5
116	188	5
117	188	5
118	206	5
119	214	5
Total	3,962	97

ALL AREAS TBC

316 UNIT SIZES RANGE
FROM 24M2 TO 1,169M2

LEVEL TWO

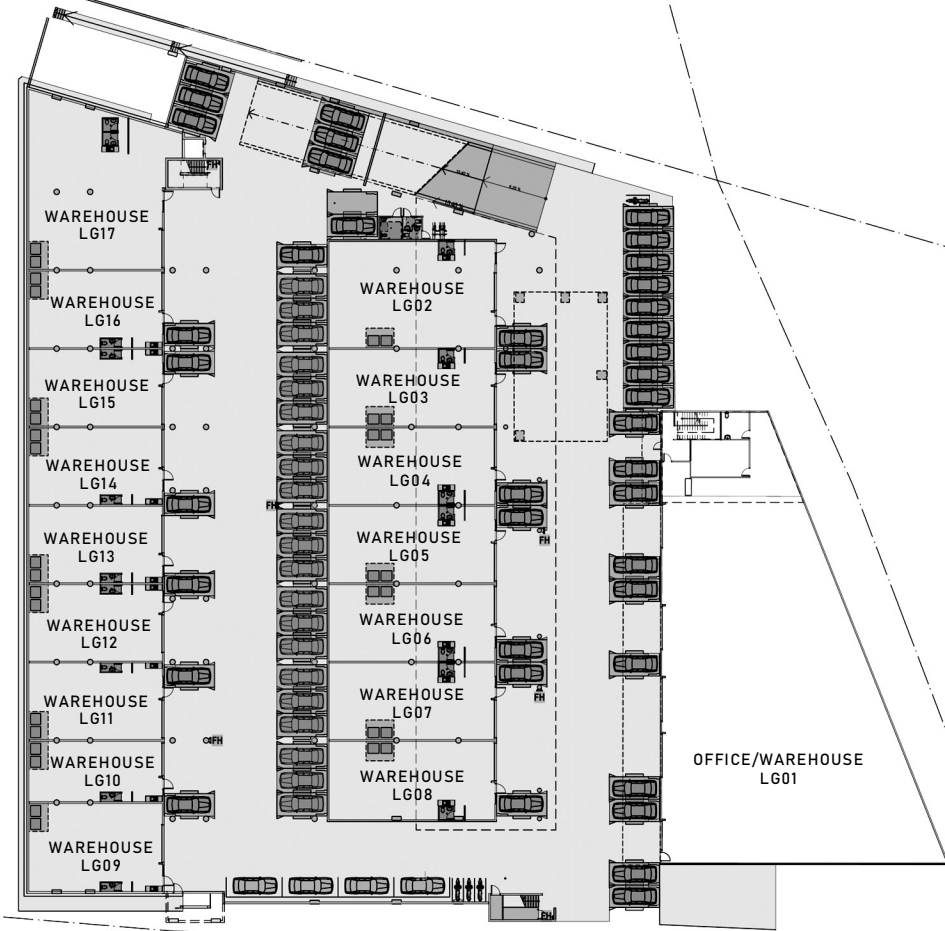
NET LETTABLE AREA		
Suite	Office Area m2	Allocated Car Parks
201	53	2
202	62	3
203	71	3
204	60	2
205	71	3
206	40	2
207	53	2
208	76	3
209	68	3
210	41	2
211	52	2
212	49	2
213	63	3
214	24	1
215	114	5
216	60	2
217	63	3
218	68	3
219	54	2
220	76	3
221	54	2
222	81	3
223	58	2
224	86	4
225	87	4
226	88	4
227	57	2

NET LETTABLE AREA		
Suite	Office Area m2	Allocated Car Parks
228	87	4
229	54	2
230	54	2
231	63	3
232	85	4
233	49	2
234	81	3
235	64	3
236	166	7
237	99	4
238	36	2
239	70	3
240	64	3
241	55	2
242	62	3
243	36	2
244	37	2
245	39	2
246	54	2
247	39	2
248	71	3
249	60	2
250	71	3
251	65	3
252	52	2
Total	3,342	142

ALL AREAS TBC

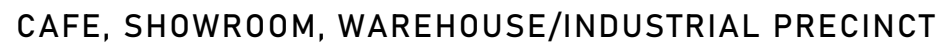
LOWER GROUND FLOOR PLAN

ANNANGROVE ROAD



ALLOWING RESIDENTS TO WORK CLOSE TO HOME, IMPROVING THEIR LIFESTYLE & DECREASING COMMUTE TIMES

PRESIDA

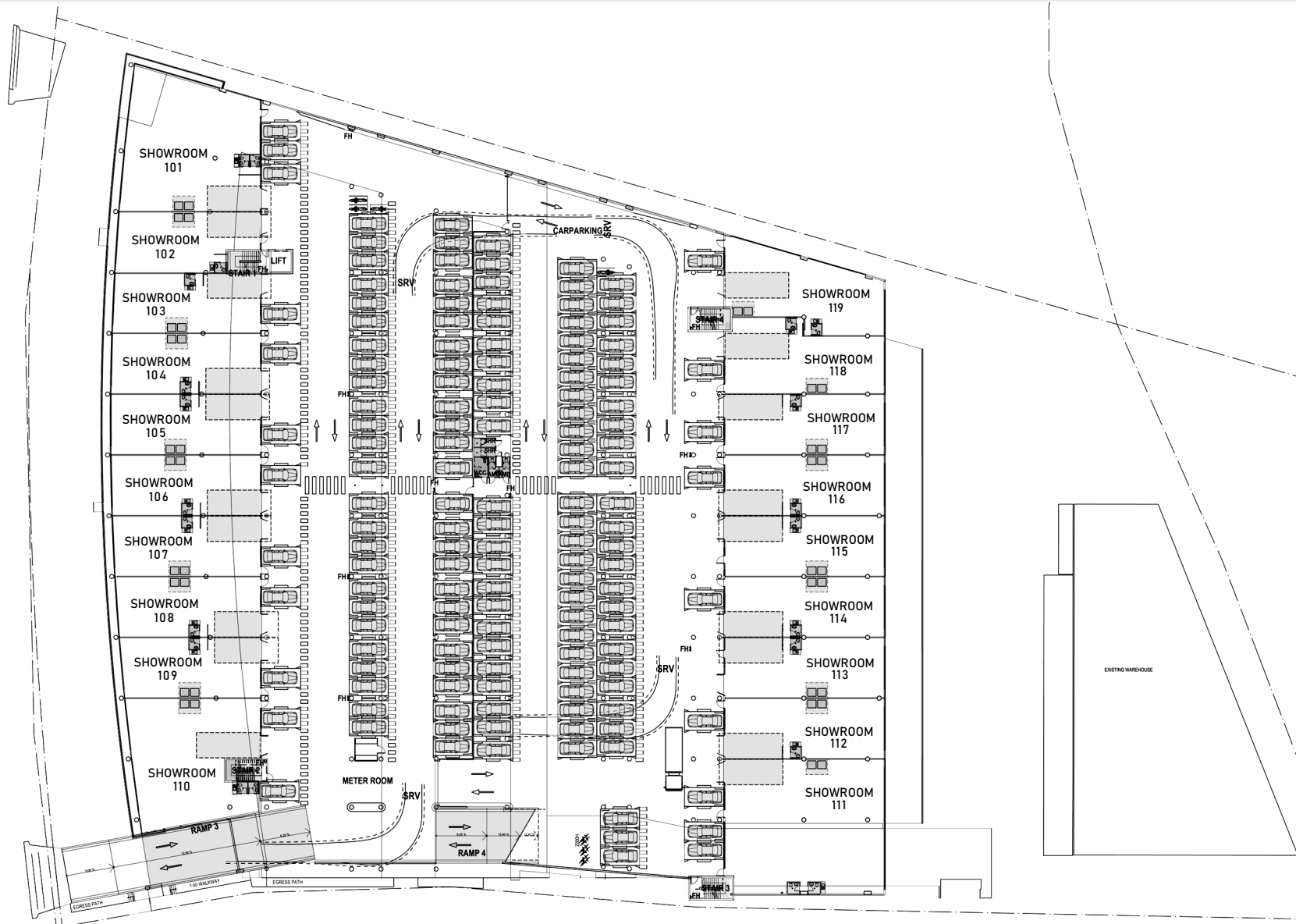


GROUND FLOOR MEZZANINE PLAN



LEVEL ONE FLOOR PLAN

ANNANGROVE ROAD



PRESIDA

SHOWROOM PRECINCT **316**

CAPITALISING ON THE EXISTING & NEW PUBLIC TRANSPORT AND MOTORWAYS FOR EASY COMMUTER ACCESS

LEVEL TWO FLOOR PLAN



FLOOR LOADS & HEIGHTS

FLOOR LOADS

- Driveways and Carparks = 15KPA
- Lower Ground Floor = 15KPA
- Ground Floor Warehouses = 15KPA
- Ground Floor Mezzanines (except G02) = 3KPA
- Ground Floor Unit G02 Mezzanine = 8KPA
- Level One Showroom = 8KPA
- Level Two Offices = 3KPA

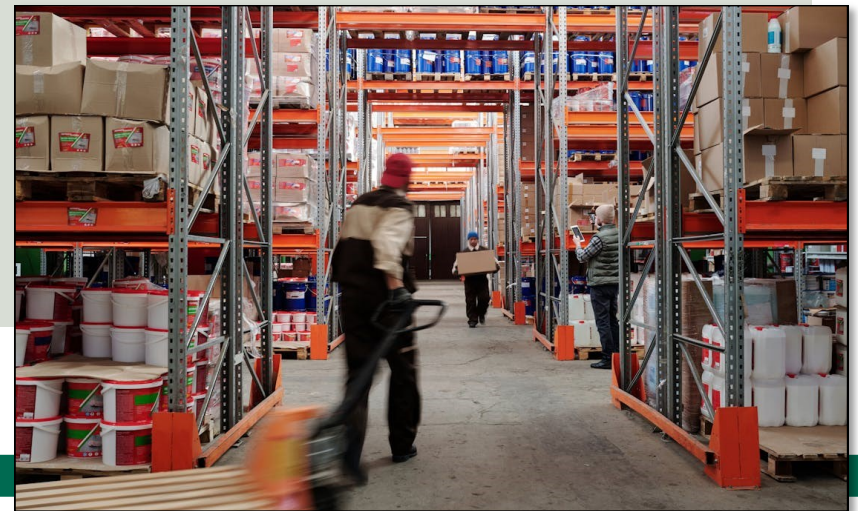
FLOOR HEIGHTS

APPROXIMATE CLEARANCE BELOW SLAB
ABOVE EXCLUDING BEAMS

- LGF = 4.8
- GF = 6.1
- L1 = 4.0
- L2 Carpark = 3.5

TRUCK TYPE

- Medium Rigid
- Medium Rigid
- Medium Rigid
- Small Rigid



PRECINCT DESCRIPTION: LOWER GROUND FLOOR: LG01-LG17

WAREHOUSE/INDUSTRIAL PRECINCT

FEATURES:

- Common accessible amenities in 2 locations.
- Bicycle & accessible parking.
- Dedicated visitor parking.
- Areas available from 98m to 1,169m

UNIT LG01

Ground Floor:

- Concrete tilt-up wall construction.
- Internal height clearance of warehouse/industrial is from 5.5 to 6.9 metres.
- Vehicle inspection pit with ventilation, lights, and power.
- 5 powder coated motorised roller shutters.
- Warehouse manager's office.
- Awnings over roller shutters.
- Amenities with shower.
- 3 phase power @ 250 amps/phase.
- 3 phase power outlets spread out around warehouse walls.
- Lunchroom with ducted air conditioning.

UNIT LG01

Mezzanine Office:

- Ducted air conditioning.
- Intercom connection to entry.
- Selected commercial carpet.
- Kitchenette off main office floor area.
- Male & female amenities.

UNITS LG02-LG17

- Tea cupboard with integrated splashback & mini-fridge space.
- Unisex amenities with selected tiling to floors, skirting & splashback.
- Masonry walls.
- Internal height 4.79 metres floor to concrete slab ceiling above. Concrete beams will be below 4.79.
- 3 phase power @ 80 amps/phase.
- 3 phase outlet adjacent to electrical sub-board.
- LED lighting throughout.
- Powder coated & motorised roller shutters.
- Walls facing driveway & landscaped areas to be painted externally.
- Steel trowel finish to concrete floor.
- Glazed entry doors and side lights.

PRECINCT DESCRIPTION: GROUND FLOOR: G01-G26

SHOWROOM G02 & HIGH CLEARANCE WAREHOUSING/INDUSTRIAL PRECINCT

FEATURES:

- Areas available from 156m to 1,055m.
- Dedicated truck access and loading behind units facing Annangrove Rd.
- Accessible amenities in 2 locations.
- Bicycle & accessible parking.
- Dedicated visitor parking.

Ground Floor:

- Internal height is approximately 6.1 metres floor to concrete slab above, excluding beams.
- Concrete ceiling providing a stable temperature.
- Masonry perimeter walls.
- Walls facing driveways & landscaped areas to be painted externally.
- Undercover parking provided.
- Undercover loading and unloading.
- Motorised & powder coated roller shutters
- Full height glazing in powder coated aluminum framing.
- Self-contained with own amenities.
- Tea cupboard with integrated splash back & mini-fridge space.
- 3 phase outlet next to electrical sub-board.
- One DGPO in warehouse.
- One DGPO at tea cupboard.
- One GPO at fridge location.
- LED lighting throughout.
- Steel trowel finish to concrete floor.
- Units 1-10 have prominent signage locations on the building façade and exposure to Annangrove Road.

Mezzanine Offices and Showroom G02:

- Double-glazed windows where exposed to direct sun.
- Painted plasterboard lined walls with insulation to BCA requirements.
- Suspended ceiling grid with acoustic ceiling tiles.
- Recessed LED lighting.
- Selected commercial carpet on concrete slab floor.
- Aluminium skirting to all plasterboard walls.
- Ducted air conditioning.
- Tea cupboard with integrated splashback & mini-fridge space.
- One DGPO at tea cupboard.
- One GPO at fridge location.
- One DGPO per approximate 30m² of office area.

Café G01:

- Dedicated bin room.
- Dedicated store room.
- Exclusive use of outdoor area.
- Dedicated grease arrestor.
- All internal finishes are excluded, including air conditioning.

PRECINCT DESCRIPTION: LEVEL ONE: 101-119

SHOWROOM PRECINCT

FEATURES:

- Accessible amenities in central location.
- Shower facilities in central location.
- Bicycle & accessible parking.
- Carparking area columns and ceilings will be painted and enhanced with ample lighting ensuring a high-quality feel and further adding to the security.
- Dedicated visitor parking.
- Areas available from 151m to 1,335m.

IMAGE TO BE UPDATED



Showrooms:

- Showroom windows exposed to direct sun will be double glazed.
- Showroom windows facing Second Ponds Creek will be double glazed from 800 mm above floor level to ceiling height.
- Suspended ceiling grid with acoustic ceiling tiles.
- Recessed LED lighting.
- The façade of the units facing the parking area will feature bi-fold glass doors as well as fixed glazing offering a shop front appeal to the unit.
- Internal height:
 - 3.0 metres floor to suspended ceiling
 - 3.9 metres floor to concrete soffit, excluding beam.
- Common walls to be painted plasterboard, with sound insulation.
- Concrete slab above the suspended ceiling will help provide a stable temperature.
- Ducted air conditioning.
- Unisex amenities with selected floor, skirting & splashback tiles.
- Tea cupboard with integrated splashback & mini-fridge space.
- Steel trowel finish to concrete floor.
- Undercover loading.
- Units 1-10 have prominent signage locations on the building façade.
- One DGPO above tea cupboard.
- One GPO at fridge location.
- One DGPO per approximate 30m of showroom area.

PRECINCT DESCRIPTION: LEVEL TWO: 201-252

OFFICE PRECINCT

FEATURES:

- Parking is undercover but conveys an open-air feel.
- All parking for Level 2 is on Level 2.
- Areas available from 24m to 937m.
- Bicycle & accessible parking.
- The unique design of the main entry lobby opens onto the open air courtyard while still providing a separation from the carpark area.
- The open-air courtyard and gardens feature significantly on the office suite level providing breakout space without having to leave the office level.

Office Suites:

- Most suites have ample natural light.
- Double glazed exterior windows in powder coated aluminum framing.
- Recessed LED lighting throughout all office suites.
- Suspended ceiling grid with acoustic ceiling tiles.
- Ducted air conditioning.
- Column free space is a feature of most office suites.
- Individual tea cupboards with integrated splash back and mini-fridge space.
- The suites feature glass entry doors with side lights.
- An insulated concrete roof helps to provide a stable temperature.
- Office suites can be consolidated.
- One DGPO above tea cupboard.
- One GPO at fridge location.
- One DGPO for approximate 30m of office area.



ABOUT THE DEVELOPER

PRESIDA CONSTRUCTIONS PTY LTD

A key to the increasing strength and stability of Presida Constructions has been its ability to understand the requirements of each market and to integrate those needs into each building.

Presida's success is attributed to more than 40 years experience in the property development and investment sectors.

Managing Director John Paini leads his team with a hands-on, no-nonsense approach remaining focused on a commitment to excellence in all aspects of each project from design, construction and management to marketing.

The successful Presida team knows how to identify key business locations, and to customise each project for optimum functionality and appeal - encouraging an enthusiastic take-up.

Presida's impressive portfolio includes buildings such as T1, Sky City and Vantage - at Norwest Business Park, Enterprise Park Business Estate in the Hills area, plus a plethora of commercial buildings, industrial warehouses, civic buildings, hotels, clubs, tourist attraction and residential projects.

Presida strives for construction excellence in all its projects, and this forms the benchmark for its success. Presida's financial strength and resources to deliver large scale projects, coupled with the "right" team of people, ensures they deliver results whilst attending to the individual needs of its clients and tenants.

PRESIDA
Building Strength

AN IMPRESSIVE PROJECT PORTFOLIO LOCATED AT NORWEST BUSINESS PARK

T1 NORWEST



SKY CITY



VANTAGE



SPECIALIST CONSULTANTS

ARCHITECT:	MSK Architects
TOWN PLANNER:	James Lovell & Associates
LANDSCAPE:	Colourburst Gardens Site Image
CONTAMINATION:	Pacific Environmental
SECTION J:	NRG Efficient Homes
CIVIL:	Henry & Hymas
HYDRAULICS:	Henry & Hymas
TRAFFIC:	Traffic Solutions
PCA:	Group DLA
QUANTITY SURVEYOR:	G.R. Walker Pty Ltd
BCA & ACCESS:	Credwell
GEOTECHNICAL:	Asset Geotechnical
STRUCTURAL ENGINEERS:	Henry & Hymas
PANEL DETAILING:	On Q Engineering & Design
ELECTRICAL SUBSTATION:	Network Electrical Engineering
FIRE ENGINEER:	Mobius Fire Safety Engineering
SURVEYOR:	SurveyPlus
ELECTRICAL ENGINEER:	C-Level Design & Engineering
MECHANICAL ENGINEER:	Richard Duggan Pty Ltd
WASTE MANAGEMENT:	Waste Audit
ARBORIST:	Birds Tree Consultancy
BUSHFIRE:	Bushfire Planning Services



PRESIDA

Disclaimer: This information has been prepared for promotional purposes only. Whilst every effort has been made to ensure its accuracy, this information is Indicative only and no responsibility for any loss occasioned to any person acting or refraining from action as a result of the material in this information is accepted by Presida Constructions Pty Ltd, its agents or suppliers. The design and building services presented in this information are current as at the date of publication. The information may be subject to alteration, addition, variation or modification. The information is intended as a general guide only and cannot be relied upon in making a decision to purchase or lease all or part of the property. No representation or warranty is given by Presida Constructions Pty Ltd that the information, architectural renders or graphics herein are accurate. Presida Constructions Pty Ltd do not accept any liability for harm, loss, costs or damage arising from the use of or reliance of the information. Any prospective purchaser or tenant must make their own enquiries as to the accuracy and comprehensiveness of such information. All areas and measurements are approximate and are subject to a final survey. GST: Unless otherwise expressly stated, all amounts, prices, values or other sums stated in this document are exclusive of GST. COPYRIGHT: This document is copyright material owned by Presida Constructions Pty Ltd. Permission to use any part of this document must be sought directly from Presida Constructions Pty Ltd. If permission is given, it will be subjected to a requirement that the copyright owners name and interest is acknowledged when reproducing the whole or part of any copyright material.