

Industrial Property News

BAWDENS
INDUSTRIAL

Edition 89 – October 2016
02 9630 8000

Industrial Leasing Incentives over SME Space Falling in 2016.

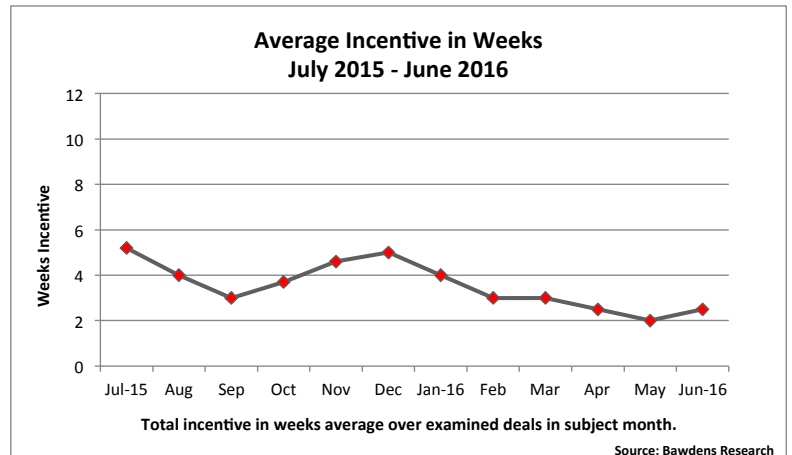
Industrial SME Investment and Asset Managers, Bawdens Industrial recently released for private clients a research paper examining industrial vacancy incentives for property in the sector with a gross lettable area of less than 500sqm.

The company this month examined for Industrial Property News a series of lease transactions completed in the last financial year identifying the length of rental free periods negotiated against each deal.

The findings can be seen right:

The research reveals the average incentive of just over five (5) weeks in July 2015 has reduced to 2.5 weeks approximately in June 2016.

The company notes these findings are consistent with the sustained falls in available space under 1,000sqm over the past two (2) years.



MONTHLY TRANSACTION FOCUS

MHA Industries Pty Ltd Upgrade to Seven Hills

Materials handling company MHA Industries Pty Ltd have leased 27 Prince William Drive. Introduced to the property by Bawdens Director Robert Ally, the building has a total area of 1,162sqm. Situated on 1,912sqm of land, the property offers good access via one (1) container sized roller door. Inclusive of 207sqm of quality carpeted and air-conditioned office space, MHA Industries secured a lease term of four (4) years.

The negotiated commencing rental reflected \$136,440 per annum (\$120psm) Net plus outgoings.

AMDC to Provide Leading Services in Norwest

Regional dental practice Norwest Cosmetic Dental Centre Pty Ltd have commenced their "state of the art" fitout at 18 Lexington Drive. The group have secured a 729sqm office and warehouse facility through Bawdens Director Terry Saba.

The space included 205sqm of high quality office space supported by 724sqm of warehousing.

Attached to the space are 18 car spaces which the tenant found very attractive in the support of efficient operation of their business and ease of access for customers.

Leased for a term of five (5) years the negotiated commencing rental was \$137,000 per annum.

FOR LEASE SEVEN HILLS



795sqm

- Freestanding factory/warehouse
- High clearance
- Good truck access
- Secured Site

Contact:
Robert Ally 0413 758 658

Ref: 17850

FOR LEASE BLACKTOWN



956sqm

- Modern office building
- Two storey office block
- Air-conditioned & partitioned offices
- Ample parking
- Cheap rent!

Contact: Robert Ally 0413 758 658

Ref: 30282

FOR LEASE SEVEN HILLS



380sqm - CONVERTED WAREHOUSE

- Quality corporate Headquarters
- Fully partitioned offices + storage
- Sub-lease opportunity
- Just move in!
- Very appealing

Contact: Ben Lindsay 0421 248 587

Ref: 9874

FOR LEASE



HUNTINGWOOD

5,728sqm

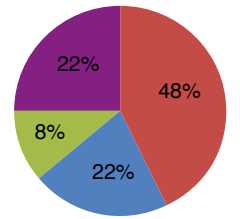
- 1400amps of power per phase
- large awning of 1200sqm (approx)
- located just off the M4 Motorway, Great Western Highway
- Ideal distribution facility
- Loading docks

Contact: Robert Ally 0413 758 658

Ref-21725

RESEARCH

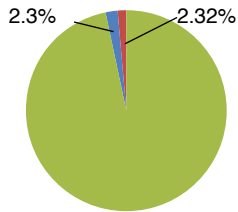
Which Website Enquiry Came From



- realcommercial
- Commercialrealestate
- Commercialview
- Google

RESEARCH

% Of Businesses in Arrears



- > 28 days
- > 14 days

NEWS

Bawdens to sell 63 Carlingford Street, Sefton

Senior negotiator Phil Higgins at Bawdens has been appointed to sell 63 Carlingford Street. The building, sold vacant, will suit the many businesses currently seeking to own their own property in this current low interest rate environment.

Situated on 1,104sqm of land, the site is one of Sefton's prime industrial positions. With an area of 803sqm, eight (8) car spaces, the freestanding building is serviced by 200amps per phase of power, fully air-conditioned, clear span and offering 104sqm of office space. Phil comments the building is well built, recently renovated externally and ready for a new business. The property will be offered by onsite Auction on October 27 at 11am.

More details can be obtained from Phil Higgins on 0414 608 143.

NEWS

Investor Secures Quality Cash Flow

A private investor has purchased unit 2, 12 Stanton Road, Seven Hills. With immediate income from an initial one (1) year lease back from the vendor, the 112sqm strata unit was sold for \$380,000.00.

The deal was negotiated by Director Terry Saba at Bawdens.

DEALS DONE



RYDALMERE



RYDALMERE



SEVEN HILLS



ROSEHILL



SEVEN HILLS



ROSEHILL



KINGS PARK



MERRYLANDS



WETHERILL PARK



SOMERSBY

NEWS

Record Price in Wetherill Park by Bawdens Industrial

After increases in offered prices by multiple purchasers, Bawdens secured \$2,750,000.00 for 138 Hassall Street.

In a deal negotiated by Director Terry Saba, the purchaser will use the property for its auto electrical services business. Situated on 2,545sqm of land, the building constructed in 1985, approximately, provided a total of 1,480sqm inclusive of 180sqm of carpeted and air-conditioned offices.

The warehouse is serviced via two (2) roller shutter doors providing 6 metre minimum clearance.

Do You Know Someone Who Would Benefit from this excellent...

Industrial Property Workshop

Aspire to Invest

Discover Your Path to Financial Freedom with Industrial Property - Learn from Best Selling Author - Lillie Cawthorn who actually does what she teaches!



- 7 Steps to Learn about Industrial Property Investing
- 6 Steps to Taking Control of Spending and Start Saving
- 5 Expert Professionals to Guide You
- The #1 key to Managing Your Investments

More information at...

lilliecawthorn.com

**FOR LEASE
SEVEN HILLS**



404sqm

- Modern complex of 8 units
- High office content over two (2) levels
- Situated in the heart of Seven Hills

**Contact: Graeme Scott
0418 261 882**

Ref: 20504

NEWS

GPS World Get Fit in Rosehill

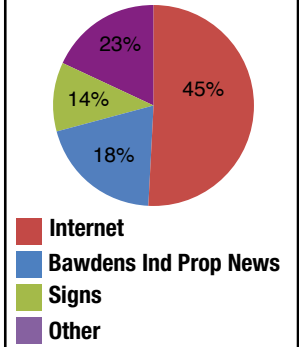
GPS World of Fitness have leased 1,121sqm at Grand Hill Estate in Rosehill. Located at 175 James Ruse Drive, unit 6 comprised showroom and high clearance areas.

GPS provides exclusive fitness programs for clients across Western Sydney. Providing two (2) roller shutter doors for access and ventilation including space for private training rooms in existing showroom space.

Client parking for 10 spaces was included in the commencing rental of \$128,915per annum. Leased for an initial term of five (5) years, the lessee was introduced by Bawdens Senior Negotiator, James Zerefos.

RESEARCH

Where It All Came From



FOR LEASE

BLACKTOWN



1,470sqm - FREE STANDING

- Modern warehouse/office
- Ample concrete yard and parking
- Fully secure site
- Fantastic location

**Contact: Barry Cawthorn 0417 288 975
Ben Lindsay 0421 248 587**

Ref:30142

NEWS

Powers Business Park Rentals Rising in Seven Hills

Located at 45 Powers Road, Bawdens Director Terry Saba has leased unit 31. The unit in the popular estate comprised 260sqm inclusive of 49sqm of mezzanine level office space.

Providing high clearance, the property was leased by a local construction company. Leased for \$36,000per annum plus outgoings, Terry commented that the present shortage of buildings to lease meant users had to be ready to act if they expected to secure space. He further said the net rental reflecting \$138psm per annum, was proof of the shortage of space causing rentals to increase. Something he expects to continue in 2017.

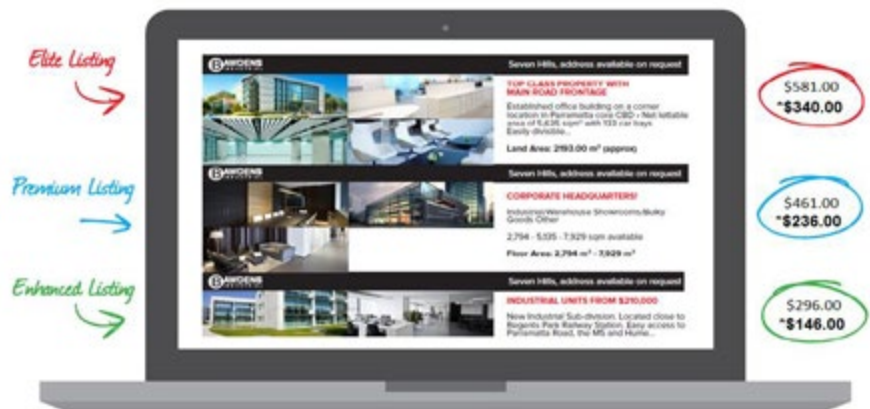
NEWS

Exclusive Rugs Secure Rydalmere Distribution Space

In a deal negotiated by Bawdens Associate Director Graeme Scott, Exclusive Rugs have leased a hard to find, small freestanding building of 488sqm. Located at 4 Antoine Street, the company will pay an annual rental of \$60,000per annum. Leased for a term of five (5) years, the space included a small ground floor office.

ELITE PREMIUM & ENHANCED LISTING OPTIONS MAXIMISE YOUR PRICE

Effective 1 July 2014



Elite Premium and Enhanced listings ensure your property is found by prospective purchasers and tenants on the internet before any other property for sale or lease.

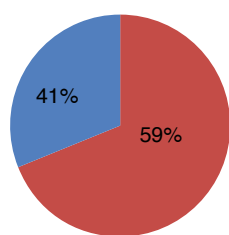


Elite Premium and Enhanced listing are submitted to prospective buyers and tenants before any other property for sale or lease.

*Discounted Price when advertised with Real Commercial, Commercial Real Estate and Commercial View Real Estate (3 month package) *Prices include GST

RESEARCH

Leasing or Buying?



Leasing
Buying

**FOR LEASE
NORTH ROCKS**



156sqm

- Quality development
- 6 metre clearance
- Minutes from Parramatta CBD
- Available 14 November 2016

**Contact: Terry Saba
0416 175 009 Ref: 21853**



Suite 201, Level 2, 18-20 Ross St Parramatta NSW 2150
Phone 02 9630 8000 Fax 02 96183 3346

**FOR LEASE
NORTH ROCKS**



93sqm

- Presentable office
- Easy Access
- Internal partitioning
- Minutes to M2 & Parramatta CBD

Contact:
Robert Ally 0413 758 658

Ref-28694

NEWS

Prices Rise With No Supply in Chipping Norton

Units 10 & 11 at 27 Childs Road has been sold by Bawdens. an excellent result for our client, we located multiple buyers with a great price of \$540,000 for 262sqm (\$2,061psm) achieved. To discuss how I can sell your property for the highest price, call Nick Trencovski on 0432 168 524.

FOR SALE

LIDCOMBE



230sqm

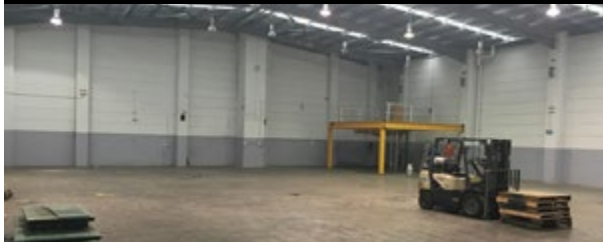
- Quality industrial unit
- Refurbished office area
- Fast east access to Sydney arterial network
- Close to Lidcombe & Auburn Station

Contact: Phil Higgins 0414 608 143

Ref: 10207

FOR LEASE

SEVEN HILLS



877sqm - HIGH CLEARANCE WAREHOUSE

- Quality clearspan warehouse
- 8.5m clearance (approx.)
- Small dispatch office plus amenities
- Flexible lease term

Contact: Ben Lindsay 0421 248 587

Ref: 38246

NEWS

Empty Removal & Store Secures Scarce Space

Local removalists Empty Removal & Store Pty Ltd have leased 80sqm of space in Seven Hills. In a deal for a private client, the space was leased as it was offered to the market by Senior Negotiator Phil Higgins at Bawdens.

Leased for \$225psm Gross, the property was leased for two (2) years. The significant rental increase reflects the shortage space available today for SME businesses experiencing growth.

NEWS

Bawdens Achieve Record Rental In Arndell Park

Bawdens Associate Director Graeme Scott has leased 7 McCormack Street in Arndell Park. In one of the areas only brand new buildings completed in October 2015, the building comprises a total area of 1,396sqm. Situated on a site with a total area of 2,107 square metres, the building included 200 square metre of high quality, fully fitted mezzanine level office space. The warehouse area provides a clearance of 9 metres and is fully serviced by a five (5) tonne gantry crane. Tongyu Communications will use the property for warehousing and distribution of communication towers. Graeme commented that the deal was completed within 1 week and this is evidence of lack of buildings available. Graeme further commented the building was leased at a record market area rent of \$138.00 per square metre per annum plus outgoings.

**FOR LEASE
SMITHFIELD**



220sqm

- Modern office/warehouse in quality complex
- High clearance
- Minutes to Cumberland Highway
- Be quick to secure this one!

**Contact: Ben Lindsay
0421 248 587**

Ref- 15790

**FOR LEASE
ARNDELL PARK**



370sqm

- Quality strata development
- Bulky goods trading
- Excellent exposure
- Minutes to M4 Motorway

**Contact: James Zerefos
0400 326 828**

Ref: 38377

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- View our Current listings
- Be up to date with the current market

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BAWDENS INDUSTRIAL

Too busy to manage your property?

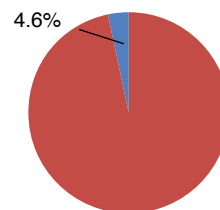
If you would like us to manage your property, contact

BAWDENS INDUSTRIAL

02 9630 8000

RESEARCH

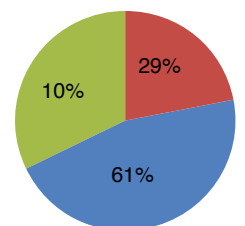
Vacancy Rate by m2



■ Vacant Space
■ Total Space

RESEARCH

Space Demand



■ 0-500 sqm
■ 500-2000 sqm
■ > 2000 sqm