

INFORMATION MEMORANDUM

**9-13**

Business Street  
YATALA

FOR LEASE



**CBRE**





**9-13**

Business Street  
YATALA

Savills & CBRE are pleased to offer 9-13 Business Street, Yatala to the market For Lease. For further information and to arrange an inspection, please contact the exclusive agents.





# Contents

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1. THE OPPORTUNITY	6
2. EXECUTIVE SUMMARY	8
3. PROPERTY SPECIFICS	9
4. ANNUAL RENTAL & OUTGOINGS (FY2018/19)	12
5. LOCATION	14
6. BRISBANE GROWTH STORY	18
7. QLD GROWTH STORY	19
8. ZONING	22
9. LEASE PROCESS	23
ANNEXURES	
10. ANNEXURE A - TITLE SEARCH	26
11. ANNEXURE B - SURVEY PLAN	27
12. ANNEXURE C - LETTER OF OFFER	28

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Bidfood

M1 Pacific  
Motorway

Darley  
Aluminium

Civic Shower  
Screens





Yatala BP  
Service Centre

Exit 38  
Interchange

One-Steel

Coopers  
Brewery

**9-13**

Business Street  
YATALA

Outline Indicative Only





# The Opportunity

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**CBRE & Savills are pleased to present For Lease 9-13 Business Street, Yatala. As one of the only freestanding, 'A Grade' distribution properties currently available for immediate occupation this is an outstanding opportunity to locate into a new headquarters. The combination of corporate style office accommodation with efficient B- double access and impressive high bay warehouse will benefit a multitude of different users.**

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## The property features

- Site area: 1.86ha
- Total building area: 8,951sqm
- Fully sprinklered facility
- Corporate office style accommodation
- Zoned 'Low Impact Industry'
- Combination of tilt panel and metal clad construction
- B-double drive around access
- Located less than 1km from M1 Motorway







## Executive summary

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### Property Address

9-13 Business Street, Yatala QLD 4207

### Land Area

1.86ha

### Building Area

8,951sqm

### Building Description

Combination of concrete tilt panel and metal clad construction with metal deck roof

### Real Property Details

L645 on SP208837

### Land Zoning

Low Impact Industry

### Local Authority

Gold Coast City Council

### Sale Price

Price on Application (POA)

### Annual Rental

\$984,610 per annum + outgoings + GST  
(representing \$110/sq m)

### Outgoings

\$195,967 p.a. + GST (if applicable). Representing  
\$21.8/sqm

### Availability Date

1st September 2019





## Property Specifics

<b>Address</b>	9-13 Business Street, Yatala QLD 4207	
<b>Planning</b>	L645 on SP208837	
<b>Land Area</b>	1.86 Ha* (subject to survey)	
<b>Building Area</b>	Ground Floor	472sqm*
	First Floor Office	472sqm*
	Warehouse	8,007sqm*
	Total GFA	8,951sqm*
	Total awning area (as per building plans)	946sqm*
<b>Warehouse Height</b>	8.5m at the eaves increasing to 10m* at the ridgeline	
<b>Surrounding Roads</b>	All surrounding streets are bitumen sealed carriage way with concrete kerbing	
<b>Services</b>	Reticulated town water, electricity, sewerage and telephone services are all connected to the property	
<b>Key Points</b>	<ul style="list-style-type: none"><li>• 96 onsite car parks</li><li>• 8m* cantilevered awning running length of loading area</li><li>• 9 on grade roller shutter doors</li><li>• Drive around access for Semi Trailer and B-Double movements</li><li>• ESFR sprinkler system</li><li>• Dual 10m wide crossovers for truck access &amp; separate 7m wide staff/passenger entry</li><li>• Post tension warehouse slab</li><li>• 2.4m concrete precast panel and portal frame colour bond to the eaves</li><li>• External 'Dangerous Goods' store</li><li>• Office fitout includes; reception, IT office, ground floor amenities/lunchroom, 20 partitioned offices, large board room, staff outdoor recreational area</li></ul>	











# 4

## Annual Rental & Outgoings (FY2018/19)

### Annual Rental

\$984,610 p.a. + Outgoings + GST (Representing \$110/sqm)

### Outgoings

Council Rates	\$34,288 pa
Water & Sewage Rates	\$6,816 pa
Land Tax	\$44,500 pa
Emergency Services Levy	\$28,353 pa
Building Insurance	\$16,798 pa
Fire	\$23,690 pa
Repairs & Maintenance	\$6,649 pa
Gardening	\$5,228 pa
Management Fees	\$26,267 pa
Consultant Fees	\$3,378 pa
Total Amount	\$195,967pa*
Rate /sqm	\$21.8/m <sup>2</sup>

\*some items will vary depending on the specific user requirements

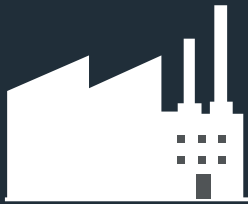








## Location



### ESTABLISHED INDUSTRIAL PRECINCT

The Yatala Enterprise Area (YEA) is emerging as one of the most popular and fastest growing industrial land areas of South East Queensland, with more than 300 businesses and the capacity to employ 40,000 people; it is fast becoming the industrial engine room of the Gold Coast. Besides its location, the YEA also offers competitive land prices, modern infrastructure, and a ready supply of labour and business support from all three levels of Government.



**46km\* TO BRISBANE AIRPORTS**

**63km\* TO GOLD COAST  
(COOLANGATTA) AIRPORT**

- Centrally located between two international airports
- Brisbane airports were voted the best Australian/Pacific airports for 2016/2017 by the passengers
- Combined the airports have approximately 30 million passengers annually. Brisbane airport is receiving a new \$1.3 billion upgrade by 2020

Source: <https://bne.com.au/corporate/about/quick-facts>  
<https://www.goldcoastairport.com.au/corporate/about-us>



**38km\* TO BRISBANE CBD**

- Brisbane is Queensland's economic engine room, a growth city with a strong history of economic performance and significant infrastructure investment
- The economy is predicted to grow to be worth more than \$217 billion by 2031

Source: Brisbane City Council, Economic Development Plan 2012-2031



**1KM\* TO M1 MOTORWAY  
EXIT 38**

**3.5KM\* TO M1 MOTORWAY  
EXIT 41**

**8KM\* TO LOGAN MOTORWAY**

**23KM\* TO GATEWAY MOTORWAY**

Quick access to primary arterial motorways taking you directly to Queensland's business and industrial precincts.

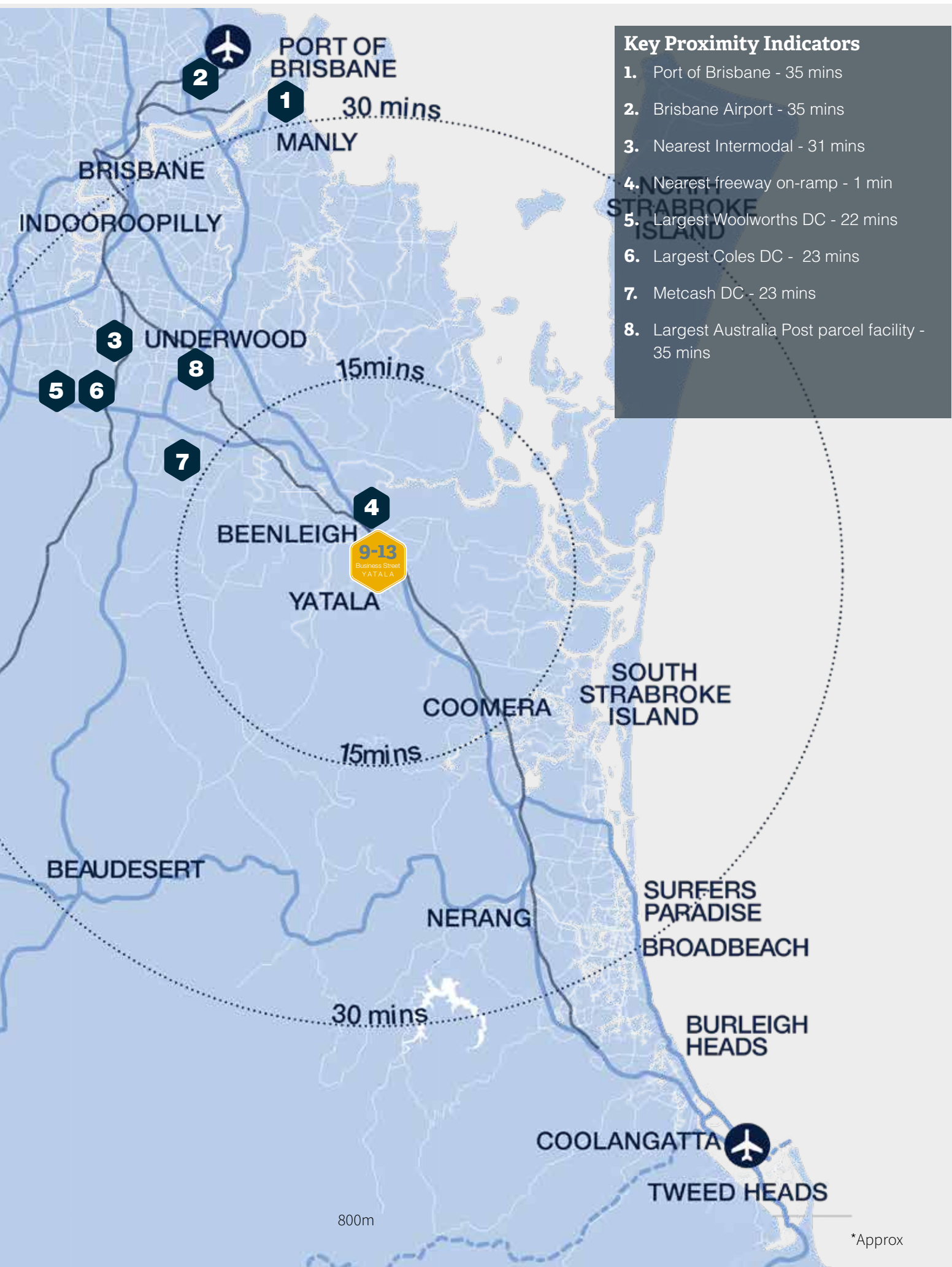


**49KM\* TO PORT OF  
BRISBANE**

- The Port of Brisbane is one of Australia's fastest growing container ports, and Queensland's largest multi-cargo port
- PBPL is owned by the Q Port Holdings (QPH) consortium, comprising four of the world's largest and most experienced infrastructure investors

Source: <https://www.portbris.com.au>

\*approx.















## Brisbane Growth Story

### A CITY ON THE RISE

*'BY 2050 AUSTRALIA WILL BE DEFINED AS SYDNEY-BRISBANE-MELBOURNE, NOT AS IT IS CURRENTLY, SYDNEY-MELBOURNE-BRISBANE.'*

BERNARD SALT, AUSTRALIA'S LEADING DEMOGRAPHER AND SOCIAL RESEARCHER.



**2x** the current demand for bus passengers numbers by 2031

**29%** increase in greater brisbane's population



**REACHING  
2.95 MILLION  
BY 2031**

**\$150BN TO  
\$250BN**



**ECONOMY FORECAST TO  
2031**

**1/5 RESIDENTS**

DOUBLE TODAY'S LEVEL OF ASIAN RESIDENT'S RATIO, WITH 1 IN 5 RESIDENTS EXPECTED TO BE OF ASIAN DECENT BY MID-CENTURY

**50M PASSENGERS**



EXPECTED TO PASS THROUGH BRISBANE AIRPORT IN 2037. MORE THAN DOUBLE THE CURRENT FIGURE



**123% INCREASE  
IN DAILY RAIL  
PASSENGERS BY  
2031**

Source: Future Brisbane (Deloitte)



## QLD Growth Story

### CONFIDENCE - GROWTH - OPPORTUNITY

KEY ECONOMIC INDICATORS SUGGEST A REVIVAL TO THE QUEENSLAND ECONOMY AND STRONG FORECAST GROWTH



NO.1 FASTEST GROWING NOMINAL GSP IN AUSTRALIA AT 6.2% IN 2018

**3.2%**

**STRONGEST  
GSP GROWTH  
FORECAST IN  
AUSTRALIA**



PRIVATE ENGINEERING &  
COMMERCIAL INVESTMENT  
**UP 9.4%**



**3.1%**

**GROWTH**

positive state final demand. up 4.1% expected to continue above national average at 3.2% to 2022



EMPLOYMENT UP 1.4% TO 2.5M2 WITH JOB GROWTH AT 3.6% WHICH OUTPACED HTE NATIONAL AVERAGE OF 3.0%



**1.7% PA  
increasing  
population  
growth (Jun-18)**

RECORD INCREASE OF 8.3% IN EXPORTS, REACHING \$77 BILLION OVER THE YEAR TO SEPTEMBER 2018. EXPORT INCOME IS FORECASTED TO GROW AT 4.3% PER ANNUM TO 2022













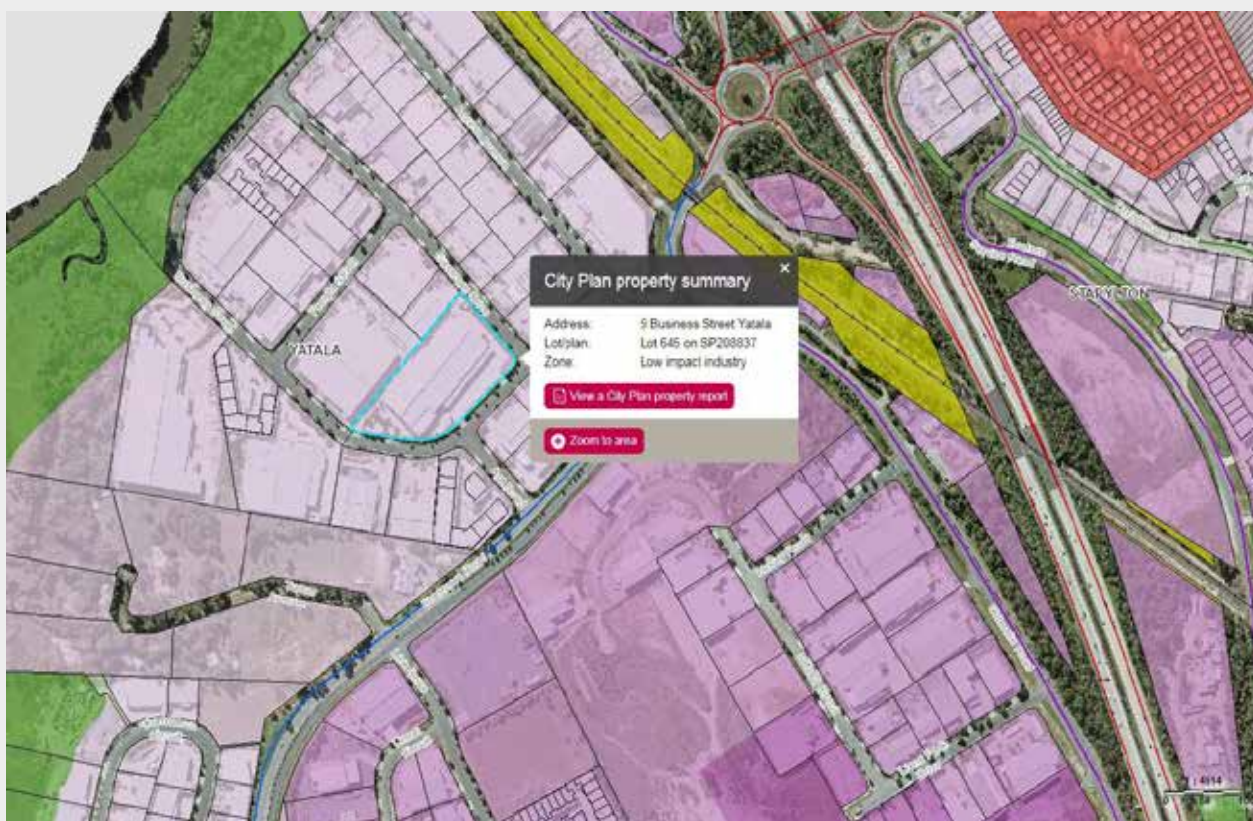
# 8

## Zoning

### Low Impact Industry

Land uses –

- include low impacting industrial activities such as low impact industry, service industry and warehouse;
- that have high potential for impacts on amenity but support the concentration of industry activities in the zone may be considered providing impacts are effectively mitigated, these include bulk landscape supplies, marine industries, medium impact industries, aquaculture and renewable energy facilities;
- include a limited range of complementary uses that support the immediate industrial area such as food and drink outlets, shops, health care services and hardware trade supplies;
- that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include indoor sport and recreation and showrooms where directly fronting Spencer Road (north of Pappas Way), Nerang, car washes, research and technology industries, garden centres, veterinary services, service stations, community uses, crematoriums, funeral parlours, medium-to-large scale places of worship, agricultural supply stores, animal keeping, manufacturer's shop, wholesale nurseries, parking stations, transport depots and theatres (music recording studios);
- include brothels;
- that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
- do not include special industry





## Lease Process

**9-13 Business Street, Yatala is being offered For Lease to prospective tenants'.**

Parties interested in leasing 9-13 Business Street, Yatala will be required to formalise their interest on the form enclosed in Annexure C. A preferred Lessee will be selected for the property at the discretion of the Lessor.

### Lease Price

\$984,610 per annum + outgoings + GST (representing \$110/sq m)

### FOR FURTHER INFORMATION:

Please contact Exclusive Agents.



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## Annexure A - Title Search

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### CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30511732

Search Date: 04/02/2019 12:20

Title Reference: 50777484

Date Created: 28/07/2009

Previous Title: 50768065  
50768066

### REGISTERED OWNER

Dealing No: 713508703 08/10/2010

GROWTHPOINT PROPERTIES AUSTRALIA LIMITED  
A.C.N. 124 093 901

### ESTATE AND LAND

Estate in Fee Simple

LOT 645 SURVEY PLAN 208837  
Local Government: GOLD COAST

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10228018 (SEL 13)
2. EASEMENT IN GROSS No 712375930 30/04/2009 at 08:54  
burdening the land  
COUNCIL OF THE CITY OF GOLD COAST  
over  
EASEMENT B ON SP208832
3. LEASE No 712818898 26/10/2009 at 12:01  
REWARD SUPPLY CO PTY LTD A.C.N. 010 183 669  
OF THE WHOLE OF THE LAND  
TERM: 01/09/2009 TO 31/08/2019 OPTION 5 YEARS
4. AMENDMENT OF LEASE No 716239370 06/01/2015 at 11:10  
LEASE: 712818898  
TERM: 01/09/2009 TO 31/08/2019 OPTION 5 YEARS
5. MORTGAGE No 713508711 08/10/2010 at 15:41  
TASOVAC PTY LTD A.C.N. 108 013 467
6. AMENDMENT No 716304318 09/02/2015 at 15:25  
MORTGAGE: 713508711

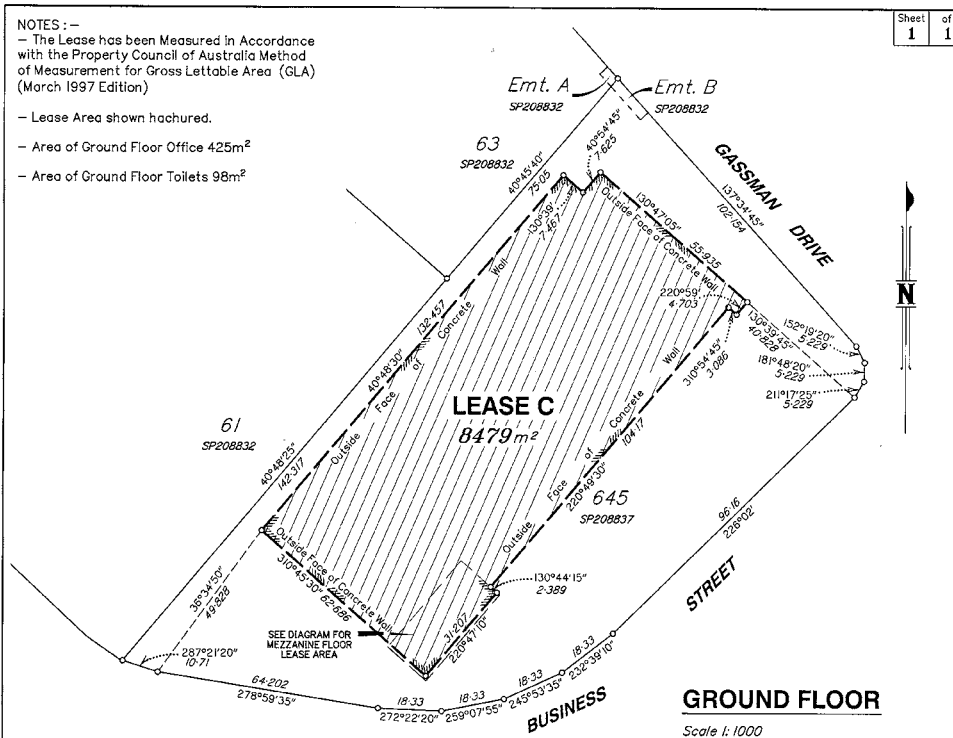
ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

# Annexure B - Survey Plan

## NOTES :-

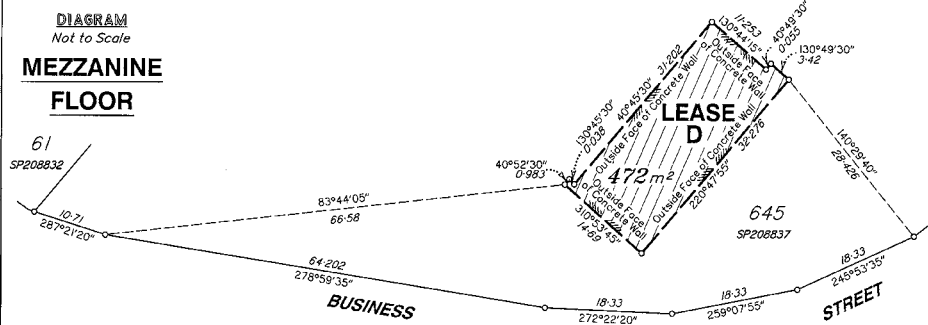
- The Lease has been Measured In Accordance with the Property Council of Australia Method of Measurement for Gross Lettable Area (GLA) (March 1997 Edition)

- Lease Area shown hachured.
- Area of Ground Floor Office 425m<sup>2</sup>
- Area of Ground Floor Toilets 98m<sup>2</sup>



**DIAGRAM**  
Not to Scale

## MEZZANINE FLOOR



GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd.  
(ACN 010 752 388) certify that the details shown on this sketch plan are correct.



**gassman development perspectives**  
planning  
design  
environment  
surveying

Access Business Park  
76 Business Street  
YATALA Q. 4207  
ACN 010 752 388

P.O. Box 382 BEECHLEIGH 4607  
Telephone: (07) 3807 3233  
Mobile: (0417) 887 077  
Fax: (07) 3807 3461  
Email: mail@gassman.com.au



**Plan of LEASE C being the whole of the Ground Floor and LEASE D being the whole of the Mezzanine Floor of a building erected on Lot 645 on SP208837**

Title Reference: 50777484

ORIGINAL Sel.13

PARISH ..... ALBERT  
COUNTY ..... Ward  
TOWN / LOCALITY ..... YATALA  
LOCAL GOVERNMENT ..... GOLD COAST C.C.

**1528-98-232**

18-08-2009  
Date

*[Signature]*  
Director

MERIDIAN  
SP208837

MAP REF  
9542-42223

SCALE  
1:1000

SURVEYED  
A Macdonald  
06-08-2009





## Annexure C - Letter of Offer

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PROPERTY: 9-13 Business Street, Yatala

ENTITY:

ABN:

ADDRESS:

CONTACT:

PHONE:

ANNUAL RENTAL:

LEASE TERM:

START DATE:

DEPOSIT:

SECURITY:

ANNUAL INCREASES:

SPECIAL CONDITIONS:

LESSEE SOLICITOR

ATTENTION:

ADDRESS:

COMPANY:

EMAIL:

PHONE:

SPECIAL CONDITIONS (IF ANY):



**9-13**

Business Street  
YATALA