

FOR SALE

Showrooms, Light Industrial Units and Workshops

📍 24 Brindley Street, Augusta

EXPECTED COMPLETION DECEMBER 2025

Showrooms – Units 1 & 2 – from \$547,000* (incl. GST)

These modern survey strata showroom units feature prime street frontage, expansive display windows, over 4 metre high ceilings, open-plan layouts, and allocated parking bays, making them ideal for retail, display, or showroom businesses.

Light Industrial – Units 3, 4, 5 & 6 – from \$589,000* (incl. GST)

These survey strata light industrial units feature high-clearance roller door access, generous floor areas with additional mezzanine space, secure individual entries, and 2 parking bays per unit, making them ideal for trades, light manufacturing, mechanical services, or creative industries.

Workshops – Units 7 & 9 (sold together) – Reserved

These survey strata workshops on a single title offer high-clearance roller door access, generous floor space, high ceilings suitable for vehicle or equipment storage, secure individual entry, and 3 dedicated parking bays, making it ideal for trades, light manufacturing, mechanical services, or creative industries.

** Prices and availability are subject to change.*

PREMIUM DEVELOPMENT FEATURES

- **Welcoming Entrance** – Professionally landscaped with concrete pathways and signage opportunities.
- **Trailer-Friendly Access** – Wide roads designed to accommodate trailers, boats, and caravans.
- **External Lighting** – Motion-sensor ambient lighting throughout common outdoor areas.
- **24/7 CCTV Recording** – Continuous surveillance of shared zones for peace of mind.
- **Shared Amenities** – On-site toilet facilities including UAT, available for tenants and their customers.
- **Move-In Ready** – Each unit comes with occupancy approval — ready for immediate use.
- **All-Hours Access** – Enjoy the convenience of unrestricted 24/7 access to your unit.
- **Telephone Connectivity** – conduits for future provision.
- **Easy Access through Ground-Level Entry** – No stairs, lifts, or ramps.
- **Prime Location** – Conveniently situated just minutes from Augusta's town centre.

ENQUIRE TODAY!



UNIT SPECIFICATIONS

SHOWROOMS Units 1 & 2

- **Flooring:** Sealed Concrete.
- **External Walls:** Painted concrete panel 150mm thick with plasterboard and R2.5 insulation internally.
- **Internal Ceiling:** Painted ceiling with R2.0 insulation.
- **Power:** 40 Amp / 3 Phase with 3 qty double plug points internally.
- **Windows and Doors:** Matt finish power coated aluminium with 10.38mm and 6.38mm laminated single glazing to windows and doors respectively.
- **Roof Covering:** Colorbond Klip-Lock with skylights.
- **Lighting:** Dropped feature pendants.
- **Water:** Separately metered 20mm cold water connection.
- **Sewerage:** Floor waste provided with 1:90 fall. 100mm sewerage connection point (future provision). Septic system limited to 70L/tenancy shared with Units 1-6.

LIGHT INDUSTRIAL UNITS Units 3, 4, 5 & 6

- **Flooring:** Sealed Concrete.
- **External Walls:** Painted concrete panel 150mm thick with paint internally.
- **Internal Ceiling:** None.
- **Power:** 40 Amp / 3 Phase with 3 qty double plug points internally.
- **Windows and Doors:** Matt finish power coated aluminium with 6.38mm laminated single glazing to windows and doors.
- **Roller Door:** Colorbond electric roller door with remote control.
- **Roof Covering:** Colorbond Klip-Lock with skylights.
- **Lighting:** Dropped pendants in bay area and batten LED in service and mezzanine areas.
- **Water:** Separately metered 20mm cold water connection.
- **Sewerage:** Floor waste provided with 1:90 fall. 100mm sewerage connection point (future provision). Septic system limited to 70L/tenancy shared with Units 1-6.

WORKSHOPS Unit 7 / 9

- **Flooring:** Sealed Concrete.
- **External Walls:** Colorbond Trimdek.
- **Internal Ceiling:** None.
- **Power:** 50 Amp / 3 Phase with two sub-DBs of 32 Amp each with 6 qty double plug points internally.
- **Windows and Doors:** Matt finish power coated aluminium with 6.38mm laminated single glazing to windows and doors.
- **Roller Door:** Colorbond electric roller door with remote control.
- **Roof Covering:** Colorbond Trimdek with skylights.
- **Lighting:** Dropped pendant in bay area and batten LED in service areas.
- **Water:** Separately metered water supply to the strata unit and a 20mm cold water connection to each sub-tenancy.
- **Sewerage:** 2 Floor wastes provided with 1:90 fall for each tenancy. 100mm sewerage connection point (future provision). Linked to existing septic system serviced shared with Unit 8 and the common toilets.