

FOR SALE / LEASE

Showrooms and Light Industrial Units

📍 24 Brindley Street, Augusta

Showrooms (Units 1 & 2)

**For Sale from \$499,000* (plus GST) or
For Lease from \$29,900 PA plus Outgoings and 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)

**For Sale from \$535,000* (plus GST) or
For Lease from \$32,100 PA plus Outgoings and GST**

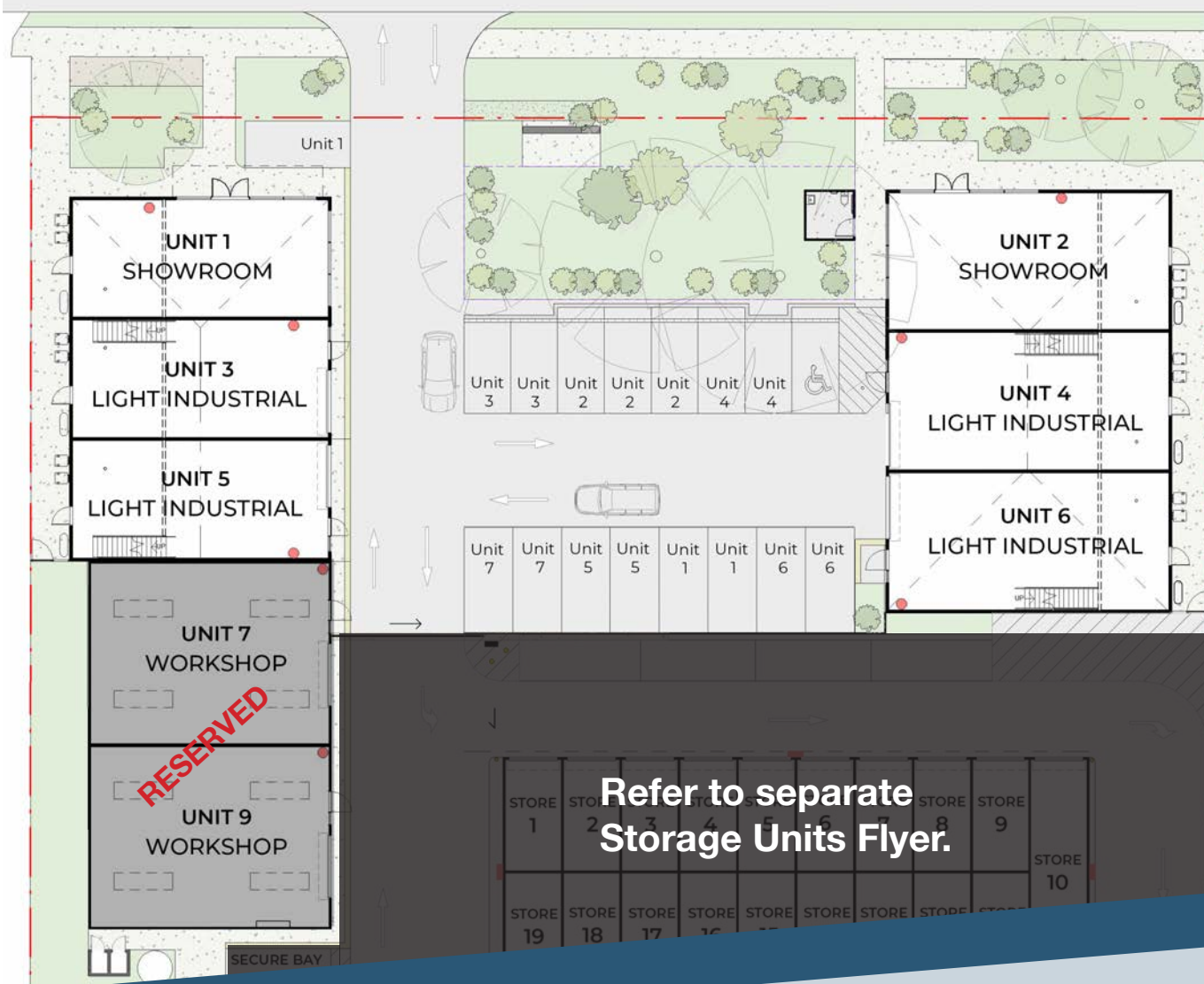
These survey strata light industrial units feature high-clearance roller door access, generous floor areas with additional mezzanine space, secure individual entries, and 2 parking bays per unit, making them ideal for trades, light manufacturing, mechanical services, or creative industries.

** 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

- Car Bays: 3
- 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.

Unit	Class	Strata Area	Internal Area	Mezz Area	Total Area
1	6	96m ²	79m ²	N/A	79m ²
2	6	120m ²	100m ²	N/A	100m ²

LIGHT INDUSTRIAL UNITS Units 3, 4, 5 & 6

- Car Bays: 2
- 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 210L/tenancy shared with Units 1 to 6.

Unit	Class	Strata Area	Internal Area	Mezz Area	Total Area
3	7B	95m ²	79m ²	24m ²	103m ²
4	7B	119m ²	100m ²	25m ²	125m ²
5	7B	95m ²	79m ²	24m ²	103m ²
6	7B	120m ²	100m ²	25m ²	125m ²