



1-3/308 Boundary Road Breakwater VIC

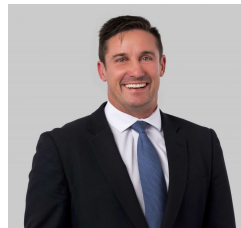
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- * All approx. 130m² floor area
- * High span with high roller doors
- * Kitchenette and amenities
- * Off street parking behind high, secure fence
- * Industrial 1 zone

Unit 1 - \$30,000pa plus GST & OGs

Unit 2 - \$24,500 plus GST & OGs

Price : From \$24,500pa plus GST & OGs
Building Size : 131 sqm
View : <https://www.maxwellcollins.com.au/lease/vic/geelong-district/breakwater/commercial/industrial/7788437>



Paul Whyte
03 5222 4711

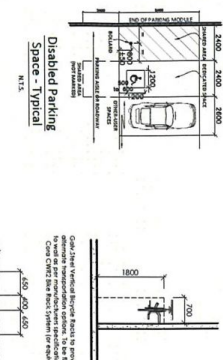
SITE ANALYSIS

TOTAL SITE AREA = 1,200 m²
 TOTAL FLOOR AREA = 576 m²
 48% COVERAGE OF SITE

CAR PARKING ANALYSIS

TOTAL FLOOR AREA (LESS LOADING) = 448 m²
 CAR PARKS @ 1.5/100m² = 6.6 CARS
 BUS 2 CARS PER UNIT (B/CAR) = TOTAL = 13 CARS
 CAR PARKS STRIPPED ON SITE = 8 CARS
 CAR PARKS STRIPPED ON SITE = 3 CARS
 CAR PARKS STRIPPED ON SITE = 2 CARS
 CAR PARKS STRIPPED ON SITE = 1 CAR

NOTE: STREET PARKING IS AVAILABLE ADJACENT



GENERAL LANDSCAPE SPECIFICATION

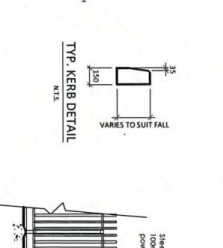
GENERAL LANDSCAPE SPECIFICATION

ALL PLANTING SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. ALL PLANTING SHALL BE INSTALLED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL AUTHORITIES. ALL PLANTING SHALL BE INSTALLED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL AUTHORITIES. ALL PLANTING SHALL BE INSTALLED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL AUTHORITIES.

MULCHING

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FRONT FENCE

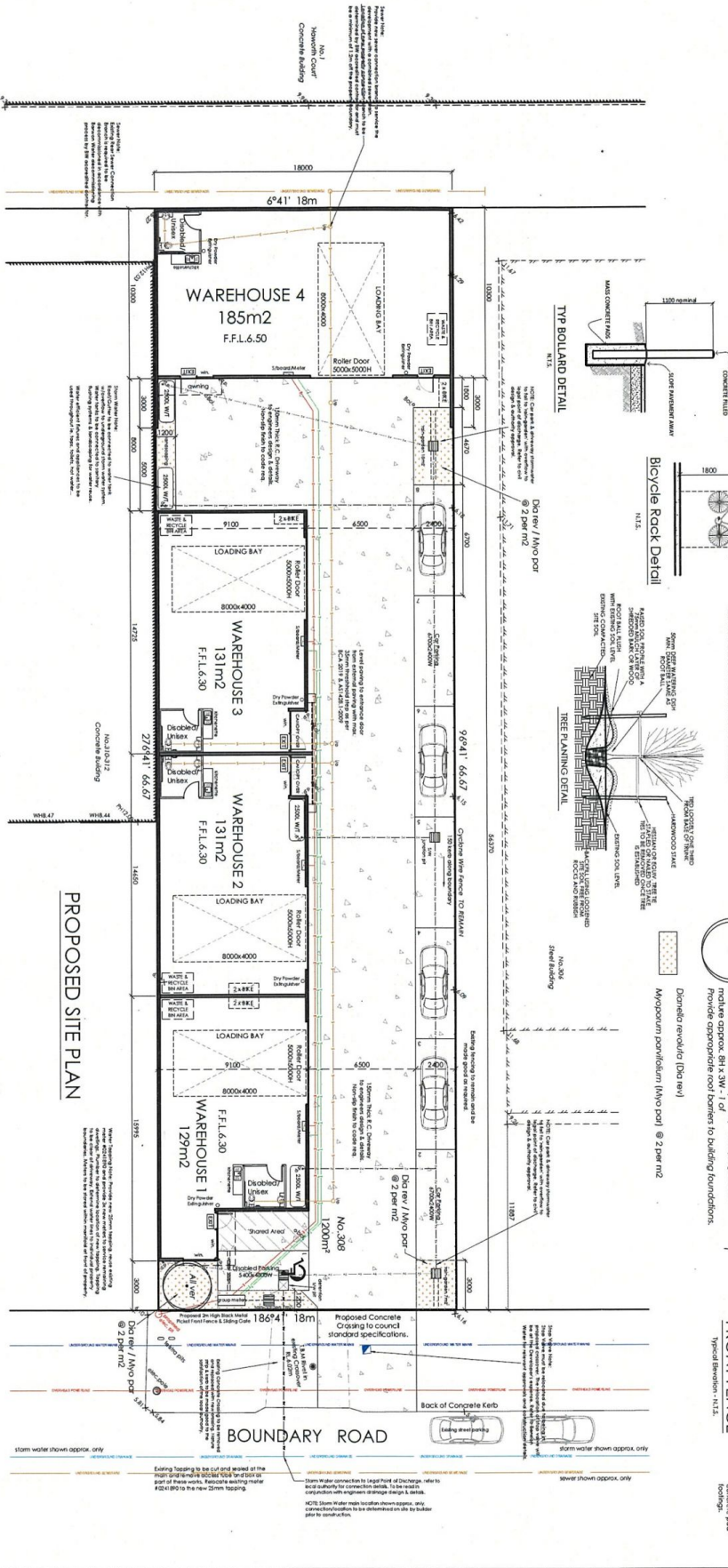
FRONT FENCE

STEEL POSTS IN CONCRETE PAD

STEEL POINTS IN CONCRETE PAD

STEEL POINTS IN CONCRETE PAD

STEEL POINTS IN CONCRETE PAD



PROPOSED WAREHOUSE DEVELOPMENT at
No. 308 BOUNDARY ROAD, BREAKWATER for
CHANTLER PTY. LTD.



BRICLOK building design

BRICLOK building design

PO Box 938 | Borchard Marsh | VIC 3840
 PO Box 194, 131 | VIC 3840
 VC Registered Building Practitioner (D) No. 28793
 VAS Licensed Building Services Provider 28483134

PROPOSED SITE &
LANDSCAPING PLAN

DESIGNED BY	J.W.H.	DATE	1:125 @ A1
CHECKED BY	J.W.H.	DATE	30/05/2023
DATE	J.W.H.	DATE	22/06/2023
PROJECT NO.	J.W.H.	DATE	122002
CLIENT	J.W.H.	DATE	WD3