



1-3/308 Boundary Road Breakwater VIC

3 

- * 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

TOTAL SITE AREA	= 1,200 m ²
TOTAL FLOOR AREA	= 576 m ²

40% COVERAGE OF SITE

CAR PARKING ANALYSIS

TOTAL FLOOR AREA (LESS LOADING) = 440 m²

CAR PARKS = 1.5/100m² = 6 CARS

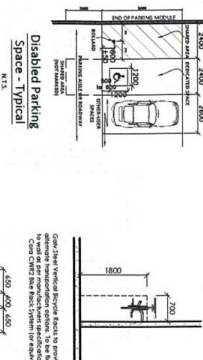
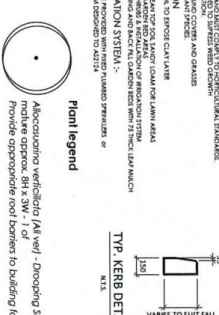
PLUS 2 CARS PER UNIT (8 CARS) = TOTAL = 14 CARS

CAR PARKS SUPPLIED ON SITE = 6 CARS

BICYCLE PARKING SUPPLIED ON SITE = 3 BIKES

PARKING REDUCTION OF 6 SPACES REQUIRED 11.5/100m²

NOTE: STREET PARKING IS AVAILABLE ADJACENT

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Steel picket style paling with 100mm gap in black powdercoated finish on selected.

Steel post & rails in black powdercoated finish on selected.

Steel post & rails in black powdercoated finish on selected.

100mm gap

25mm gap

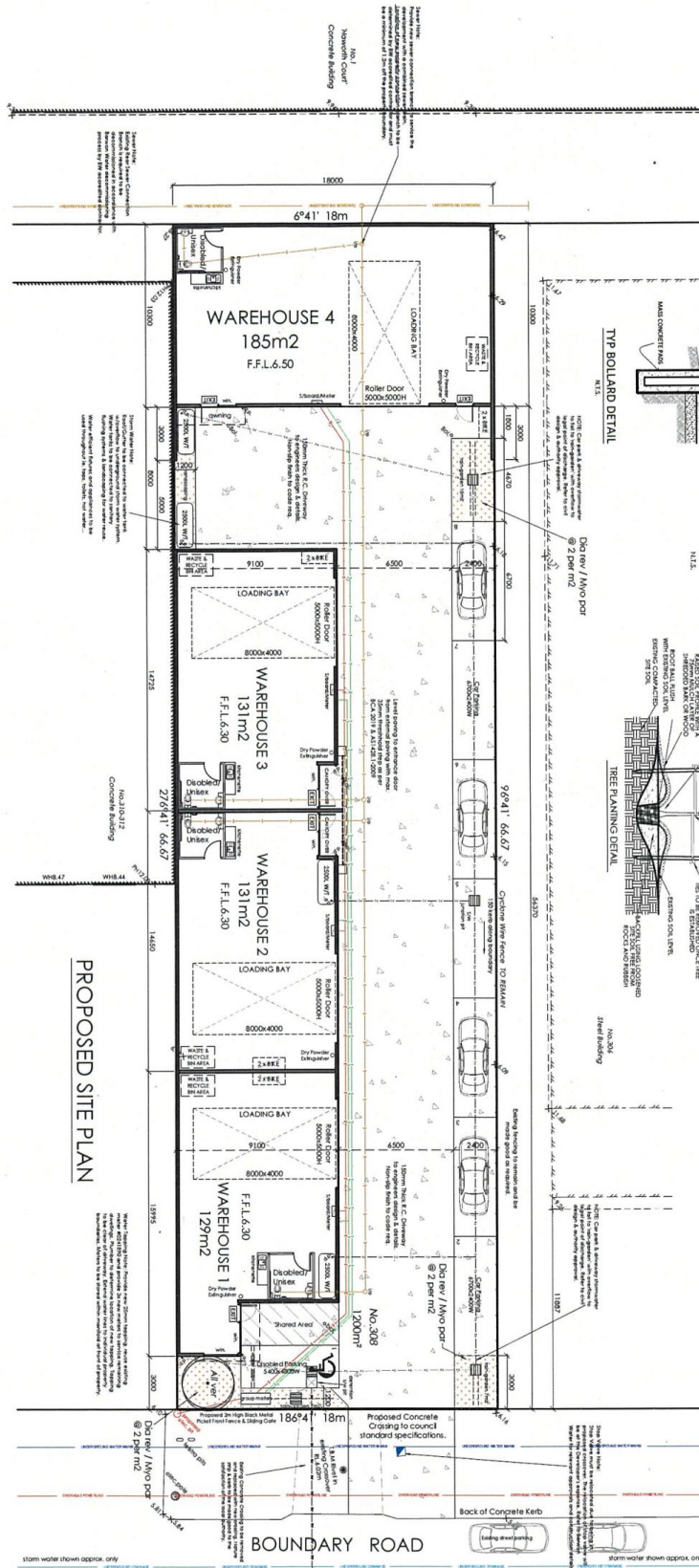
100mm post

FRONT FENCE

Beyond standard 1.15.

Steel post & rails in black powdercoated finish on selected.

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J.W.H.	1:125 @ A1	WD3
J.W.H.	30/05/2023	
J.W.H.	J22002	

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