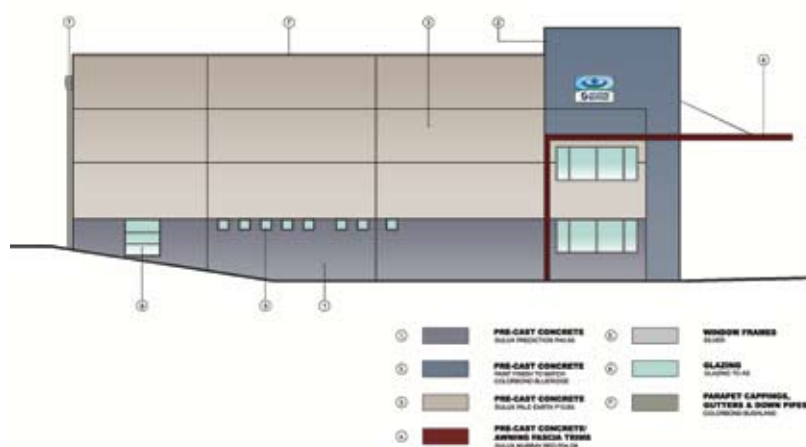


Lakeside Industrial Village, Campbelltown, NSW



The Icon-Septech investment opportunity at Lakeside Industrial Village comprises lots twenty one, twenty two, thirty two and thirty three.

Lots twenty one and twenty two will feature a freestanding building, comprising an 800 sqm (approx) high clearance warehouse space and 300 sqm of office space.

Lots thirty two and thirty three will also feature a freestanding building comprising 1,600 sqm (approx) of manufacturing space, outdoor hardstand and working areas.

Lakeside Industrial Village is a fully serviced industrial estate offering convenient options for a range of businesses, with thirty seven lots ranging in size from approximately 1,000 sqm to 9,200 sqm.

INVESTMENT DETAILS

Tenant	Icon-Septech Pty Ltd – ACN 109 070 635
Total Building Area	Approximately 2,700 sqm or 33.5% site coverage
Lease Commencement	7 days after the date of completion (as defined in the Agreement For Lease) or the date the lessee commences to trade or operate from the premises
Lease Term and Option	10 years + 2 x 5 year options
Commencing Net Rental	Base building and hardstand: \$406,000 p.a. (ex GST)
Outgoings	Lessee responsible for 100% of outgoings for the land and building
Rent Review	3.5% increase annually with a market review at the beginning of years 4 and 8 and at the option periods with ratchet
Bank Guarantee	6 months gross rent inclusive of outgoings and GST

Lakeside Industrial Village, Campbelltown, NSW

Location

Lakeside Industrial Village is located on the northern side of Johnson Road, which is situated within a few kilometres of Narellan Road and Campbelltown Road access ramps to the M5 Motorway, connecting to the Sydney orbital network. The property is located approximately ten minutes from the intersection of the Westlink M7 and the M5 Motorway, greatly enhancing accessibility to western Sydney.

Car Parking

As per the council requirement for industrial premises.

Property Classification

Industrial investment opportunity. Yet to be constructed warehouse/office and factory buildings with a long term lease.

Zoning

4a General Industrial.

Total Site Area

8,064 sqm (approx) over four adjoining lots.

Contact

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