



LONGFORD
BUSINESS PARK
LONGFORD ROAD EPPING

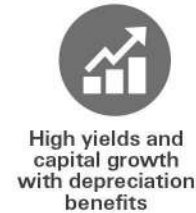


OVERVIEW

Following our hugely successful development at Katz Way Somerton which resulted in investors realising **6-7%** returns and **15-20%** capital growth, TC Real Estate is pleased to announce the release of Longford Business Park in the prime ConnectNorth Estate just a few hundred metres from Bunnings on the new Edgars Road extension in Epping. **Epping** is regarded as one of the fastest growth corridors in Australia with billions of dollars of new infrastructure approved.

With construction funding prices starting at \$324k the 19 warehouses range in size from 115m² to 250m² and like Katz Way come with premium finishes including A/C offices, Glass Bay Windows, Hardware Staircases, and a minimum of 3 car parks on title. Construction to commence in **June 2020** with completion scheduled for **April 2021**.

- **Prices from Only \$324,000 Plus GST**
- **Minimum 3 parks on title**
- **One of Australia's fastest growing precincts**
- **Architecturally designed with fully landscaped gardens**
- **Strategically positioned close to major arterials and airports**
- **8 metre container height, Full Tilt Slab construction**
- **Light filled Glass Bay windows**
- **Quality German Alucobond cladding**
- **Panasonic Air Conditioner (heating and cooling)**
- **Loading bays with Electronic warehouse roller door**
- **Wooden hardwood staircases**
- **Remote controlled security gate (remote control included)**
- **Disabled toilet with shower and wash basin**
- **Kitchenette and cupboards with double sink**
- **National Broadband Network ready (NBN)**
- **3 Phase power**



MASTER PLAN

CONNECT NORTH



LONGFORD BUSINESS PARK PROVIDES YOU WITH A VARIETY OF EFFICIENT AND PRACTICAL SOLUTIONS FOR ANY BUSINESS TYPE. ITS STRATEGIC LOCATION OFFERS FLEXIBILITY, AFFORDABILITY AND EASY ACCESS TO METROPOLITAN MELBOURNE.

These architecturally designed office warehouses provide an affordable opportunity to secure your next property investment.

Epping is strategically positioned and located at the gateway to Melbourne's burgeoning inner north. With it's own Satellite city within walking distance and easy access to Melbourne's major freeways. Securing your place at Longford Business Park will be a decision you won't regret.

Longford Business Park HQ is only a short walk from Epping Plaza where there are ample cafes and restaurants to enjoy. You can even hop on a train into Melbourne's CBD.

Longford Business Park is the ideal place for you to master your work life balance.

