



25 TRAFALGAR ROAD EPPING



INTRODUCTION

Trafalgar business park sets a new benchmark in urban workspaces. Designed with flexibility of use in mind, each workspace provides a practical solution for the warehousing needs of any business type. Choose from a range of versatile workspaces fit for tradesmen, storage, small businesses, SMSF's or your next property investment play.



KEY FEATURES



20km

Approximately 20km to Melbourne CBD.



Easy access to main train stations and bus routes.



CCTV security with remote access.



Excellent access to Melbourne's broader road network.



1km

Northern Hospital and professional medical Suites.



Multiple Car parks on each title.



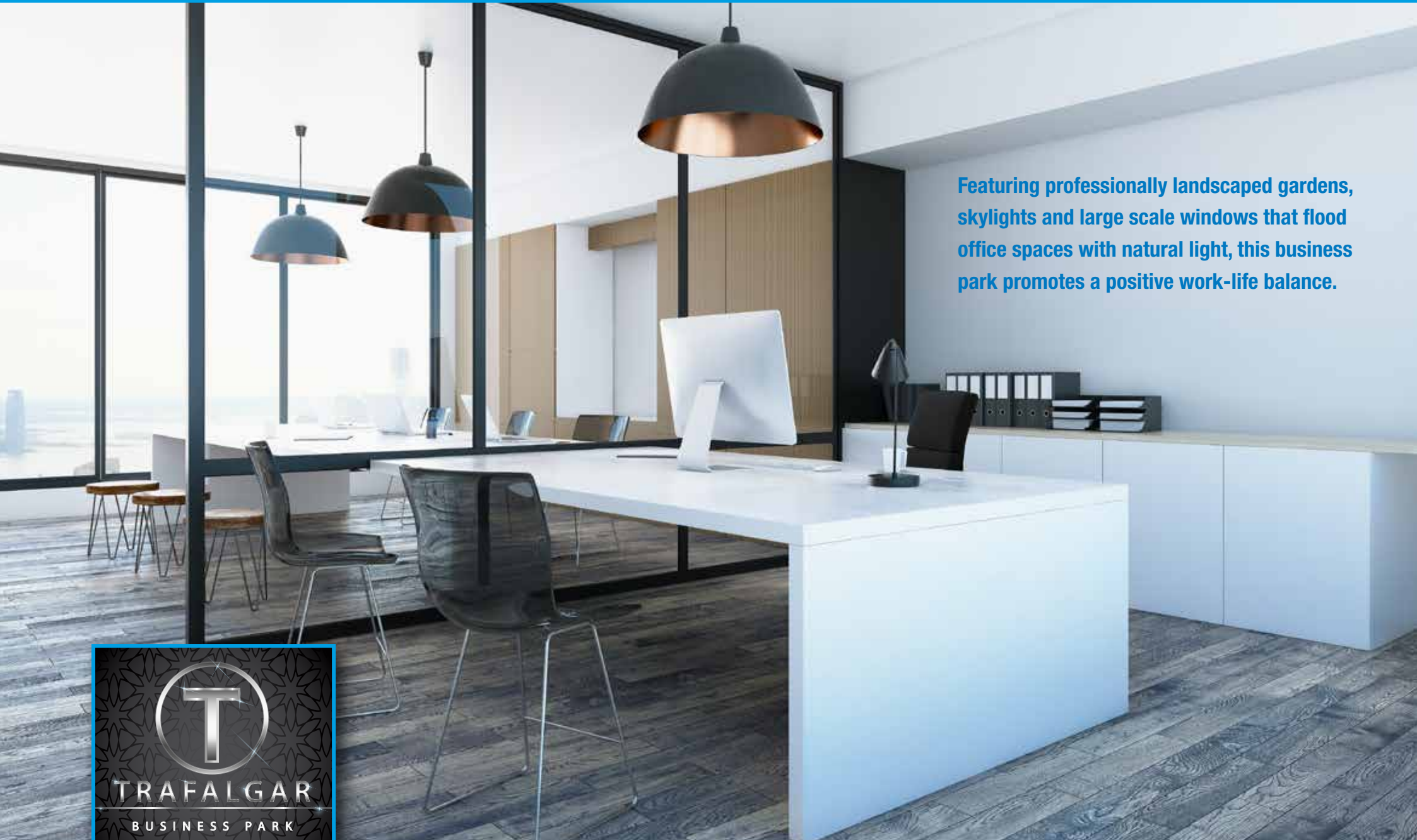
20km

Melbourne International/Domestic and Essendon Airports.



Walking distance to Melbourne Fruit Market, Costco, Bunnings and Pacific Shopping Centre.

INTERIOR FINISHES



Featuring professionally landscaped gardens, skylights and large scale windows that flood office spaces with natural light, this business park promotes a positive work-life balance.



LOCATION



MELBOURNE CBD

COSTCO

PACIFIC SHOPPING CENTRE

NORTHERN HOSPITAL

MELBOURNE WHOLESALE MARKETS

BUNNINGS

COOPER ST

HUME FWY

EDGARS RD

TRAFALGAR
BUSINESS PARK

25 TRAFALGAR ROAD EPPING

O'HERNS RD



LOCATION

Strategically positioned in the heart of Epping, Trafalgar Business Park is at the gateway of Melbourne's burgeoning Northern suburbs. With its own railway station and easy to access major freeways, securing a position within this premium business park places you in a fantastic well-connected location.



Hume Freeway

LANDMARKS

Trafalgar Business Park is only a short 5 minute drive from the newly re-developed Pacific Epping Plaza where there are multiple cafés, restaurants and retail outlets for you to enjoy. The proximity to Epping's neighbouring amenity is why Trafalgar Business Park provides a solution to those seeking a work-life balance.



Costco



Bunnings



Pacific Epping



Melbourne Market



FINAL STAGE



46

Forty Six Office/Warehouses



Areas from 143-256m²

NEW

Brand New



Amenities Included



Car Parking On Title



Disabled Car Parking



Enviably Location



Depreciation Benefits



Full Stamp Duty Savings



Lot. 56 Yale Drive
Currently Vacant

Lot. 57 Yale Drive
Currently Vacant

Title Boundary 114.46m (95° 56')

Lot. 58 Yale Drive
Currently Vacant

Lot. 61 Trafalgar Road
Currently Vacant

Title Boundary 95.01m (5° 56')

Lot. 51 Trafalgar Road
Currently Vacant

Lot. 52 Trafalgar Road
Currently Vacant

TRAFALGAR ROAD

Title Boundary 61.53m (277° 30')

R:627.20m
A&C:21.20m

Lot. 48 Longford Road
Currently Vacant

Title Boundary 84.38m (87° 30')

Lot. 47 Longford Road
Currently Vacant

Title Boundary 66.75m (5° 56')