



FOR AUCTION

McKean
McGregor

121 Strickland Road,
EAST BENDIGO

 **SUTHERLAND
FARRELLY**
sutherlandfarrelly.com.au

**McKean
McGregor**

**SUTHERLAND
FARRELLY**
sutherlandfarrelly.com.au

121 Strickland Road, East Bendigo

LIQUIDATION AUCTION

Friday 19th May, 2023 at 12 noon

LAND AREA: 3,205m²*

BUILDING AREA: 1,255m²*

INSPECTION: By Appointment only

AGENTS:

JEREMY BROWN 0417 590 171
BROCK PINNER 0428 710 007

**McKean
McGregor**

PAUL SUTHERLAND 0418 360 162
GRANT SUTHERLAND 0418 390 185

**SUTHERLAND
FARRELLY**
sutherlandfarrelly.com.au



Indicative Boundary Outline

Executive Summary:

This large industrial site and significant industrial shed is being offered with vacant possession under instructions from the Liquidators.

With over 3,205m²* of industrial zoned land and 45m* of road frontage to the major arterial Strickland Road, this is a rare and prime opportunity in the heart of the thriving and expanding East Bendigo industrial precinct.

The large galvanised iron shed of 1,255m²* has been utilised as an engineering operation until recently, however with the existing reception, office, staff amenities and surplus land, it could be easily adapted for a range of industry based businesses.

Located just minutes from the centre of Bendigo and less than 1.5km to the Bendigo airport, this is a prime site with immediate opportunity to occupy, invest &/or look to the future for longer term development options (STCA).

Key Features:

- Prime East Bendigo industrial location
- 45m* of street frontage with truck access to major arterial road
- 3,205m²* parcel of Industrial 1 Zoned land
- Significant industrial shedding
- Reception, offices and amenities

* Approximates



Bendigo

Bendigo is located some 150 kilometres to the North West of Melbourne and is Victoria's 3rd largest regional city behind Geelong and Ballarat. It is serviced by hourly passenger trains to the states capital and also a dual lane Freeway.

The population of Bendigo is currently estimated at 120,000 with forward estimates showing a population of some 156,000 by 2036, making the region one of the fastest growing areas nationally and a property 'hot spot'.

Qantas runs daily flights to and from Sydney, with plans and costs complete to add further services to places like Adelaide in the not too distant future.

Continued talk of a fast rail link to Melbourne will further unlock growth opportunities in the region, particularly for the commuter market.

Bendigo also enjoys one of Australia's most renowned Arts Precincts, which is located close to the headquarters of the ASX top 100 listed Bendigo & Adelaide Bank. Other key drivers of the local economy are the new Hospital precinct, which recently had an almost \$1 billion facelift, the La Trobe University Campus, the Fosterville Mine and government services.

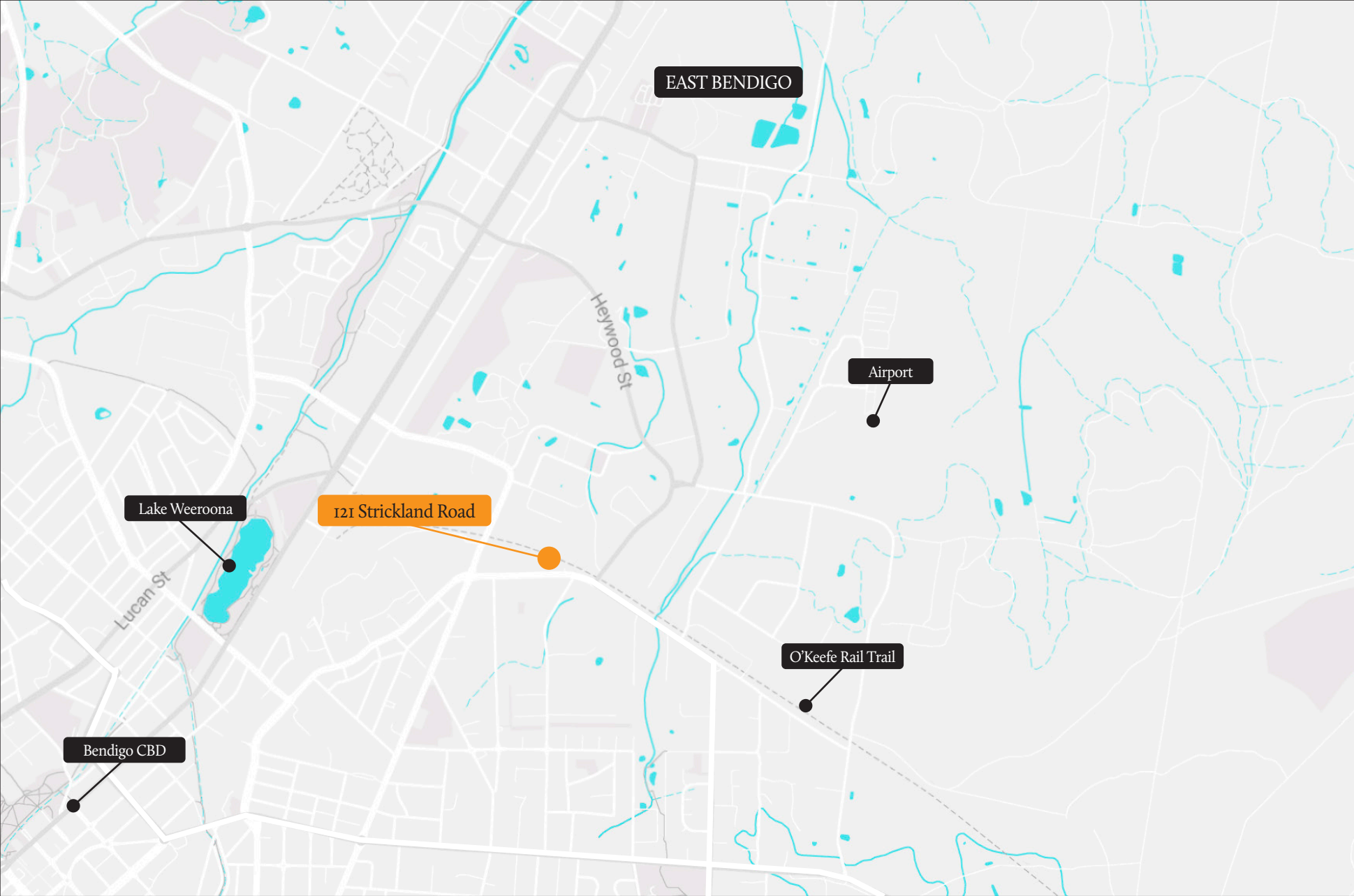


East Bendigo

The East Bendigo commercial precinct has a mixture of uses ranging from residential through to Commercial One and Industrial One zoning. It has grown significantly in recent years, with proximity to Bendigo CBD and transport linkages to Melbourne, availability of developable land and investment and upgrades to the airport resulting in East Bendigo now being the most desirable commercial and industrial hub in Bendigo.

East Bendigo is located less than 2 kilometres to the Bendigo CBD which is the most important retail and commercial centre for northern and central Victoria. It is Greater Bendigo's primary employment area, providing a full range of commercial, retail, visitor, social, civic, cultural, tourism and entertainment activities.





Shedding



The large galvanised iron shed of 1,255m²* has four separate workshop spaces all fully concreted with access to 3 phase power and all services.

Reception, Offices and Amenities

The client entrance to the building incorporates a reception, 4 offices and 2 toilets. Adjoining the workshop is a staff meeting/amenities area, kitchenette and 2 further toilets.



Title Particulars



STRICKLAND ROAD

Lot 1 on Plan of Subdivision 134962

Zoning	Title particulars	Land Area
Industrial 1	Vol 9399/Fol 790	3,205 m2

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



Disclaimer

This Information Memorandum ("Information Memorandum") has been prepared by McKean McGregor and Sutherland Farrelly ("McKean McGregor and Sutherland Farrelly"). The purpose of the Information Memorandum is to provide the recipient ("Recipient") with general information concerning the properties the subject of the Information Memorandum ("Properties") to assist the Recipient in deciding whether to acquire them.

CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, McKean McGregor and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them)("Information Providers") shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information

Memorandum. All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.

4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of Victoria, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.

McKean
McGregor

 SUTHERLAND
FARRELLY
sutherlandfarrelly.com.au

JEREMY BROWN 0417 590 171
BROCK PINNER 0428 710 007

PAUL SUTHERLAND 0418 360 162
GRANT SUTHERLAND 0418 390 185