



**A S H W I N**

TORRENSVILLE, S.A.

- OFFICE WAREHOUSES -

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[www.goldengolf.com.au](http://www.goldengolf.com.au)

# A is the best place to B

When your business revolves around delivery and accessibility, you want a location that offers direct avenues from A to B. Located in the characterful inner west of Adelaide, Ashwin has flexibility, amenity, and security. But, most importantly, it has unsurpassed connectivity.

## Location

5  
MINUTES  
TO  
ADELAIDE CBD

5  
MINUTES TO  
ADELAIDE  
AIRPORT

5  
MINUTES TO  
MILE END  
RAILWAY DEPOT

1  
MINUTE TO  
SOUTH  
ROAD

25  
MINUTES  
TO  
PORT ADELAIDE



Adelaide Oval

Adelaide CBD  
3km\*

Kings  
Reserve

Frank Norton  
Reserve

North Adelaide  
5km\*

Torrens Linear Park,  
Trail & Bike Path



SOUTH RD

Adelaide  
Airport  
4km\*



# A win-win situation

Adjacent to the historical Brickworks Market at Torrensville, Ashwin is situated in one of Adelaide's most desirable inner-city locations. Ashwin is part of a thriving businesses community, surrounded by cafés and restaurants, character homes and tree-lined streets. It's well served by public transport, and very close to the Torrens Linear Park (a safe cycling route) and Brompton Railway Station. Just across the road is Kings Reserve, a beautiful recreational green space.

Immersed in vibrancy and diversity – Ashwin is a destination as much as a location; a win-win situation for your business.

## Situation



EASILY  
ACCESSIBLE



PUBLIC TRANSPORT  
FRIENDLY



PART OF A VIBRANT  
BUSINESS COMMUNITY



FULL OF INNER-CITY  
CHARM & CONVENIENCE



CLOSE TO PARKS  
& RESERVES



### Transport & Connection

- 1 Brompton Railway Station
- 2 South Road
- 3 Port Road to Glenelg Tram
- 4 South Road Bus Stop

### Eat, Drink, Shopping

- 5 Brickworks Market
- 6 Henley Beach Road
- 7 Big W
- 8 New Brompton Area/  
Bowden





### Recreation

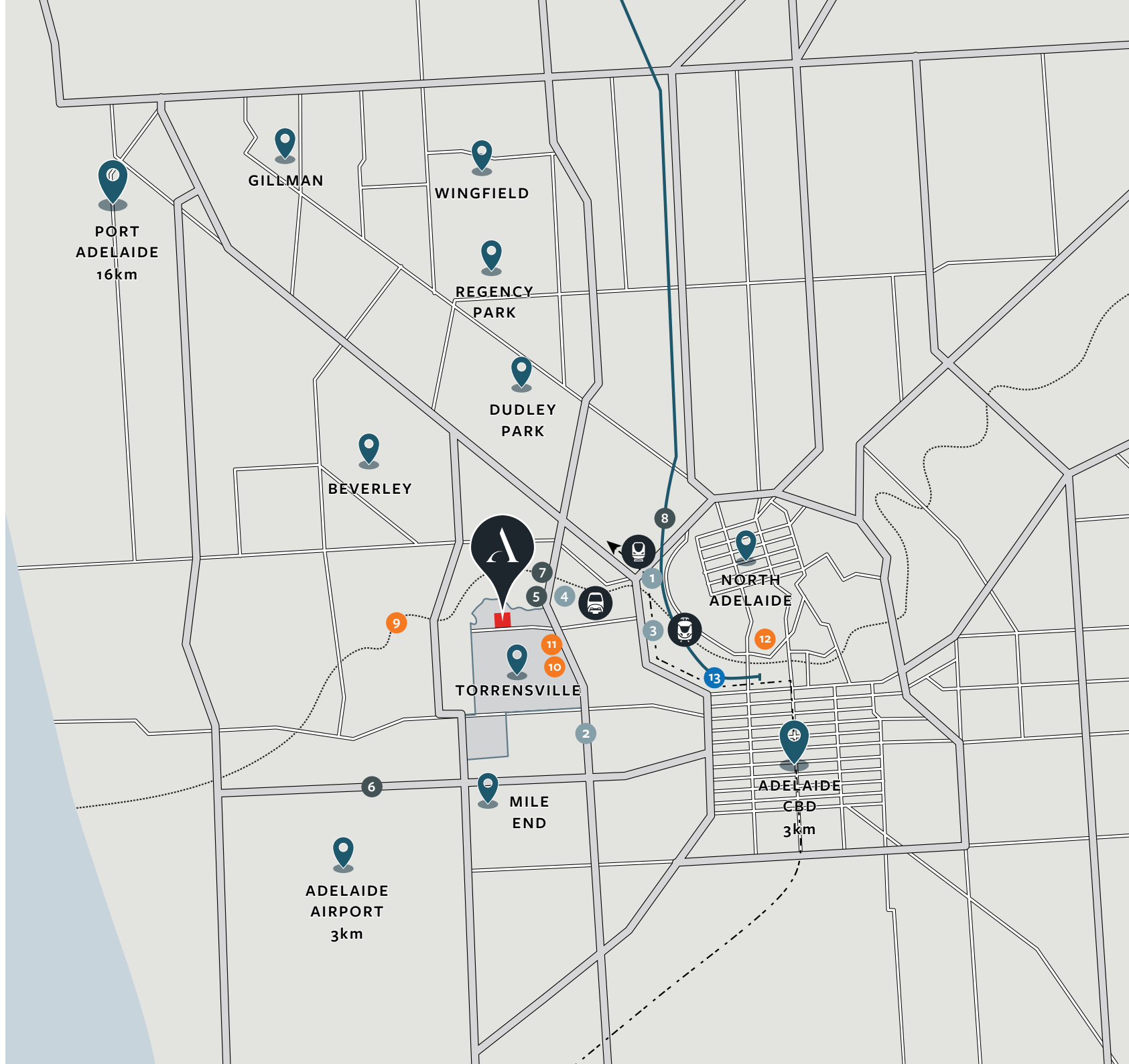
- 9 Torrens Linear Park
- 10 Thebarton Oval
- 11 Kings Reserve
- 12 Parklands

### Services

- 13 RAH

### KEY

-  Ashwin Development
-  Torrens Linear Park, Trail & Bike Path
-  Port Road Tram Line
-  Train Line



# brilliant site

Ashwin comprises 6 architecturally engaging office warehouses, ranging in floor area from 600m<sup>2</sup> to 800m<sup>2</sup>. Design adaptability and functionality allows for various kinds of business usage, from warehousing to showrooms, wholesaling to retailing. Every requirement of a modern business has been considered and implemented at Ashwin.

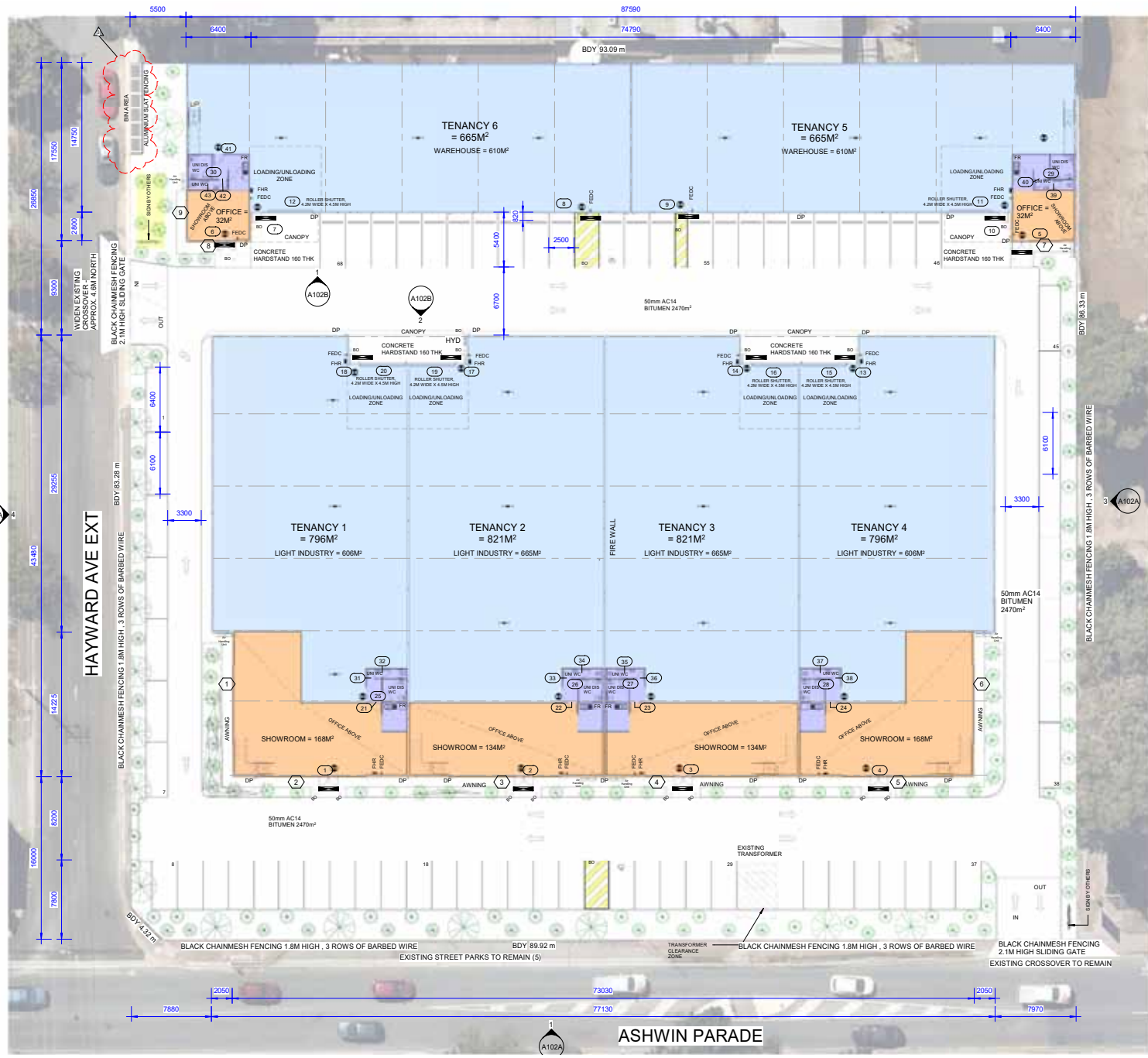


## THE SITE HAS:






- |   |   |
|---|---|
| ◦ Eye-catching architectural aesthetics | ◦ Secure fencing with dual automatic gate access        |
| ◦ CCTV camera security                  | ◦ Easy access for delivery trucks                       |
| ◦ Generous onsite parking               | ◦ Electric vehicle charging points                      |
| ◦ Landscaped surrounds                  | ◦ Direct access to/from Adelaide's major freight routes |

## EACH WAREHOUSE HAS:

- |   |   |
|---|---|
| ◦ High clearance warehouse (7.8m)         | ◦ Full height mezzanine glazing and warehouse skylights     |
| ◦ Air-conditioned mezzanine office        | ◦ Full amenities, including shower, toilet, and kitchenette |
| ◦ Motorised roller door                   | ◦ Internal loading bay                                      |
| ◦ Access to high speed NBN                | ◦ 3 phase power   |
| ◦ High quality, commercial grade finishes | ◦ Dedicated bicycle hoops inside warehouse                  |



**LANDSCAPING**

-  Callistemon Viminalis, 3m
-  Eremophila Maculata, 1m
-  Eucalyptus Dumosa, 4m
-  Eucalyptus leucocylon, 5m
-  Myoporum Parvifolium, 0.3m

**SITE INFORMATION**

ALLOTMENT SIZE	8026m <sup>2</sup>
TOTAL BUILT AREA	4564m <sup>2</sup>
TOTAL GLA	5306m <sup>2</sup>
<b>Tenancy 1</b>	<b>971m<sup>2</sup></b>
Light Industry	606m <sup>2</sup>
Showroom	168m <sup>2</sup>
Office	175m <sup>2</sup>
Amenities	22m <sup>2</sup>
<b>Tenancy 2</b>	<b>963m<sup>2</sup></b>
Light Industry	665m <sup>2</sup>
Showroom	134m <sup>2</sup>
Office	142m <sup>2</sup>
Amenities	22m <sup>2</sup>
<b>Tenancy 3</b>	<b>963m<sup>2</sup></b>
Light Industry	665m <sup>2</sup>
Showroom	134m <sup>2</sup>
Office	142m <sup>2</sup>
Amenities	22m <sup>2</sup>
<b>Tenancy 4</b>	<b>971m<sup>2</sup></b>
Light Industry	606m <sup>2</sup>
Showroom	168m <sup>2</sup>
Office	175m <sup>2</sup>
Amenities	22m <sup>2</sup>
<b>Tenancy 5</b>	<b>718m<sup>2</sup></b>
Warehouse	610m <sup>2</sup>
Showroom	54m <sup>2</sup>
Office	32m <sup>2</sup>
Amenities	23m <sup>2</sup>
<b>Tenancy 6</b>	<b>718m<sup>2</sup></b>
Warehouse	610m <sup>2</sup>
Showroom	54m <sup>2</sup>
Office	32m <sup>2</sup>
Amenities	23m <sup>2</sup>

ASHWIN PARADE

# A rare opportunity

Leasing opportunities like Ashwin are few and far between. The site is a premium offering, providing your business with a fantastic central location from which to warehouse and distribute – if you could choose a warehouse/office location in Adelaide, it would be here.

To think, you're located in an historic part of a great Australian city, immersed in a thriving retail culture, surrounded by parks, with easy access to safe walking and cycling trails. Yet you're only minutes from the CBD and airport, a stone's throw from the North/South corridor, with great transport links to Port Adelaide and other important freight hubs.

And to be a part of such a vibrant community cannot be measured in square metreage alone – the location is a destination, not just an address. Centred around the historic Brickworks Market and Shopping Centre, people use the area for dining, coffee, food shopping, retail purchases and business.

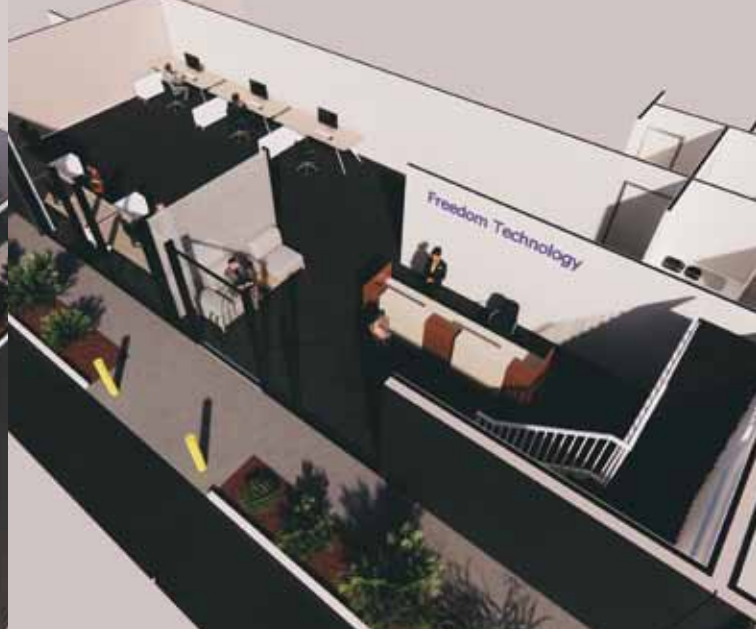
The units themselves offer the sophistication and flexibility you expect in your business space, allowing for multi-use applications of each area. The site has ample parking spaces, secure fencing with dual automatic gates, and high-tech CCTV security.

There are only six units available for lease at Ashwin, making this premier development a truly rare opportunity.

Lease







Flexible product to suit a wide range of business uses



Prime business location



High quality commercial grade finishes



# Lease

Be part of a thriving business community



Fantastic public transport connections



Only 3km\* from the Adelaide CBD



# A golden touch

Golden Golf is an Adelaide based commercial construction company. We have an eye for design, specialising in new builds and renovations. We also have expertise in the leasing of existing and new commercial spaces.

Developments are often complicated, with each site having its own set of challenges. However, our extensive experience means we're able to offer simple Commercial Construction Services, designed specifically for developers. Our in-house team of engineers, builders, construction managers and support staff work to the highest standard to provide the very best possible outcomes.

Ashwin is another premier development proudly delivered by Golden Golf.



## Developers



# Specifications

## PROJECT SPECIFICATIONS

<b>External Walls</b>	<ul style="list-style-type: none"> <li>• Full height concrete panels with commercial framed glazed windows</li> <li>• Metal cladding with commercial framed glazed windows where applicable</li> </ul>	<b>Amenities</b>	<ul style="list-style-type: none"> <li>• M + F toilet to meet BCA requirements</li> <li>• Fixtures / Fittings – ceramic basin, selected tapware, porcelain toilet suite, shower head, wall mixer and wall mounted mirror to WC</li> <li>• Drainage point for shower</li> <li>• Kitchenette including sink, hot and cold water outlet, laminate cupboard with stone benchtop &amp; splashback</li> </ul>
<b>Internal Walls</b>	<ul style="list-style-type: none"> <li>• Concrete walls and exposed steel frame</li> <li>• Wall tiles to water closet (WC)</li> </ul>	<b>Electrical</b>	<ul style="list-style-type: none"> <li>• Separately metered three phase power to each unit</li> <li>• General Power Outlets (GPO's) in amenities and kitchen.</li> </ul>
<b>Floor Construction &amp; Finishes</b>	<ul style="list-style-type: none"> <li>• Reinforced concrete floor slab to ground level</li> <li>• Ceramic floor tiles to WC</li> <li>• Carpet to office areas</li> </ul>	<b>Lighting</b>	<ul style="list-style-type: none"> <li>• Separately metered three phase power to each unit</li> <li>• General Power Outlets (GPO's) in amenities and kitchen.</li> </ul>
<b>Roofing</b>	<ul style="list-style-type: none"> <li>• Structural Steel framing with metal deck roofing and translucent sheeting to warehouse</li> </ul>	<b>Communications</b>	<ul style="list-style-type: none"> <li>• Provision for fibre ready communications services to each unit.</li> </ul>
<b>Ventilation</b>	<ul style="list-style-type: none"> <li>• Warehouse and Amenity areas to be ventilated in accordance with the BCA</li> </ul>	<b>Fire Service</b>	<ul style="list-style-type: none"> <li>• To comply with the requirements of the MFB/CFA and the BCA</li> </ul>
<b>Ceilings</b>	<ul style="list-style-type: none"> <li>• Underside of first floor office – exposed structure.</li> <li>• Amenities – painted flush plasterboard ceiling</li> </ul>	<b>Landscaping</b>	<ul style="list-style-type: none"> <li>• Landscape design and construction to be done by industry leading company CLS. <a href="http://www.cls.net.au">www.cls.net.au</a></li> </ul>
		<b>General</b>	<ul style="list-style-type: none"> <li>• Motorised roller shutter doors to units</li> <li>• Ashwin Parade large format signboard</li> </ul>



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\*Approximately. All areas, figures and timelines are approximate estimated pre-redevelopment. All figures should be checked. This information has been obtained from sources believed reliable. We have not verified it & make no guarantee, warranty or representation about it. Any projections, options, assumptions or estimates used are for example and do not represent the current or future performance of the property. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Renders for illustration purposes only.

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