

13-15 Compark Circuit

Mulgrave VIC

Information memorandum

Centuria



Johnson
Controls

ADT

Building B

Current leasing
availability including
floor details

[CLICK HERE](#)



A cost-effective solution for fully renovated office accommodation in Mulgrave

13-15 Compark Circuit is positioned in a high-profile location just along from the intersection of Wellington Road and Springvale Road in the heart of Mulgrave.

The buildings are currently configured to accommodate six tenancies. The property is located within the heart of the Monash Office and Technology Precinct, one of the largest office precincts outside the Melbourne CBD. The precinct is home to several significant facilities, important institutions (e.g. Monash University) and a highly skilled local workforce.

The buildings offer modern office accommodation over two levels, with a combination of on-grade and basement car parking.

The accommodation has excellent natural light with glazing to four sides and the location of the foyers and amenities enable efficient subdivision of floors if required.



Location



BRANDON
PARK SC

MONASH
FREEWAY

TESLA

AMAZON
FLEX

MERCEDES
BENZ

13-15
COMPARK CIRCUIT

GWS
MAZDA

EASTLINK
5KM EAST >>>

COURIERS
PLEASE

MAZDA

WELLINGTON RD
INTERSECT 270M

WELLINGTON ROAD

SPRINGVALE ROAD



Location

13-15 Compark Circuit is located in the geographical centre of Melbourne's South East suburbs. It provides unrivaled access to arterial roads, being 600 sqm from the intersection of Wellington Road and Springvale Road. M1 freeway entry is just 2km away.



Major nearby occupiers

Amazon, Mercedes Benz, Tesla, Mazda, Crown Forklifts, Pfizer, BMW, Coates Hire, Adidas, Toyota, HRL Technology, Suzuki, Myself Storage



Local amenity

Brandon Park Shopping Centre, M-City, Monash University, Lunch Box 211, Uni Park Cafe, Pi Cafe, Kitchen Bar Cafe, Podium Cafe, Arbor Cafe

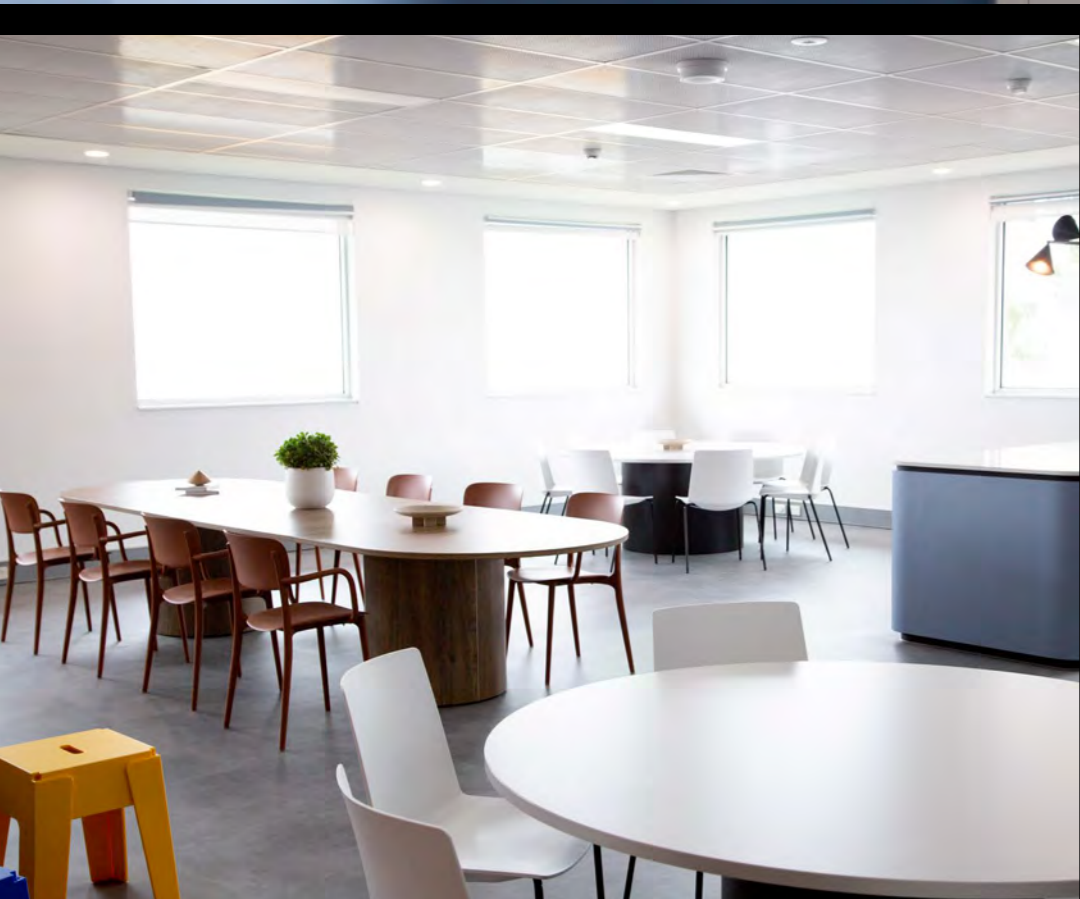


Transport

Wellington Road is serviced by the Smart Bus Network

Level 1





Building specifications

AIR CONDITIONING TYPE Ducted split systems throughout each tenancy with stand-alone controller in MSSB with wall thermostats. Outside air supply fans are part of the A/C fan coil units. Each building has a roof top raised platform that has most A/C plant on this platform. Some tenant installed smaller units also installed.

KEY CARD SYSTEM **Building A**
Base building Card access control system in Building A supplemented by tenants own card access systems.

Building B
Has a separate card access system and CCTV installed and managed by Johnson Controls (TYCO) who is a current tenant.

CAR PARKING 221 Bays in total, currently 75 vacant.

CEILING HEIGHTS 2.7M

COMMUNICATIONS NBN Risers

FIRE PROTECTION Provided in accordance with all relevant standards, BCA and local authorities. Site has hydrants, hose reels and portable appliances. Building B has a tenant installed Fire Alarm Detection system with separate FIP.

INTERNAL LOADS Common area lighting, mechanical, lifts

PARTITIONS Studwall, gyprock and aluminium glazing suites

NABERS Nabers Energy Rating 4

POWER Power: 1000kVa, 50 Hz, 1335 amp 415 V low voltage supply with estimated 670 amps available

END OF TRIP FACILITIES Bike racks available

Level 1



Suite GO2



13-15

**Compark Circuit,
Mulgrave VIC**

Current leasing availability
including floor details

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