

## FACT SHEET & FREQUENTLY ASKED QUESTIONS

### Site Address

194 Rooks Road, Vermont VIC 3133

### Site Details

Ground Level and Office Tower  
Site Area: 5,540 sqm

### Key Exterior Features

- 3 warehouse typologies (Classic, Hybrid, Neue)
- Sizes ranging from 130 sqm to 290 sqm
- Glass tilt-panel doors and keyless entry
- Grooved and textured concrete panels
- planter boxes with creeper vines
- Built-in solar system
- 7.5m – 8.0m internal clearance height in warehouse area

### Key Interior Features

- Polished concrete floors in warehouse & first floor office
- Painted concrete panel walls in warehouse
- Kitchenettes with stone benchtops, undermount sinks, dishwasher and luxury fittings & fixtures
- Solid timber and steel staircase with glass balustrading
- 3m plaster ceilings in first floor office
- 3.2m clearance under first-floor office
- Electric sheer curtains in first floor offices
- Ducted heating & cooling in first floor office
- 3-phase power



## FACT SHEET & FREQUENTLY ASKED QUESTIONS (CONT)

### Carparking

- Reserved carpark spaces allocated on title
- 7 visitor car spaces on ground floor
- 1 x electric vehicle charger

### Communal Amenities

Vermont Inc is packed with an abundance of shared amenity, such as:

- A rooftop terrace, including a table tennis table
- A co-working office
- A communal boardroom
- An outbound mailroom for secure parcel collection
- An inbound mailroom for secure parcel delivery
- Communal bathrooms with showers
- Communal Wi-Fi within the co-working office and boardroom.
- A car wash in the basement.

### Cafe

At Vermont Inc. there is an on-site cafe with indoor and outdoor seating areas; because a great cafe is an important part of doing business.

### Owners Corporation

Vermont Inc. will be managed by Tideways who have a strong track record managing successful business parks.

OC fee's are anticipated to be from 5-8% of the yearly rent.

