



FOR LEASE: UNIQUELY HISTORIC FORMER WOOLSTORE BUILDING

FULLY REFURBISHED, SPACIOUS WAREHOUSES WITH FLEXIBLE
FLOORPLATES, DIRECT TRUCK ACCESS AND ABUNDANT NATURAL LIGHT

1940

ROARING
BACK TO
LIFE

2024

EASING



WHERE PAST COLLIDES WITH FUTURE

The WEFO Woolstores is the newest addition to our InSciTe by Perri portfolio of cutting edge business and industrial estates.

WEFO brings the opportunity for businesses to have a completely unique and world class offering in functionality, adaptability and lifestyle.

A proud monument of innovation, the West Footscray (WEFO) Woolstores history lives on in both **purpose and function** in our reincarnation. Inspired by the site's past, Perri has conceived a hub for the next phase of Industry and Technology.

A HERITAGE OF INNOVATION

A striking symbol of post-WWII vibrance and engine of economic boomtime, West Footscray's Woolstore was modern, innovative and exciting. As one of the state's largest single woolstore buildings, it represented a hub of industry and trade, but it was also significant for its 'architecturally elaborate' design. Woolstores that came after were described as bland, helping to underscore the original WEFO Woolstore's significance; a peak reached before a shift in how similar buildings were designed, built and utilised.

HISTORY ON THE OUTSIDE - FUTURE ON THE INSIDE



NEW ROOF + 16M HIGH CLEARANCE (APPROX.)

FUTURE WEFO WELLNESS AND CLUB LOUNGE

GOLDSBROUGH
MORT & CO LTD
WOOL STORE

GOLDSBROUGH
MORT & CO
WOOL STORE

FULL DRIVE AROUND ACCESS

REFURBISHED WINDOWS

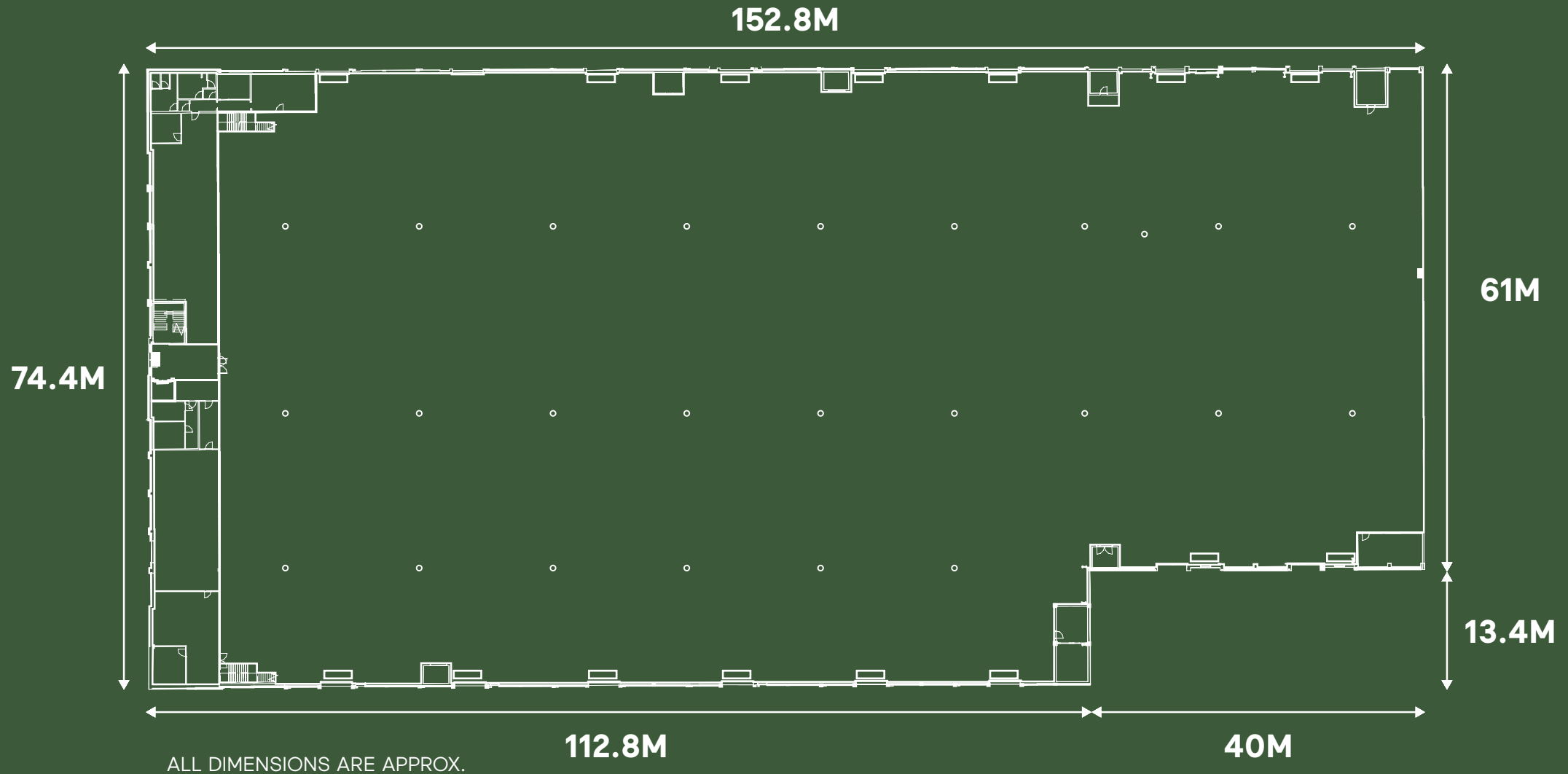
18 ROLLER DOORS

125+ CAR PARKS

PRIME LOCATION

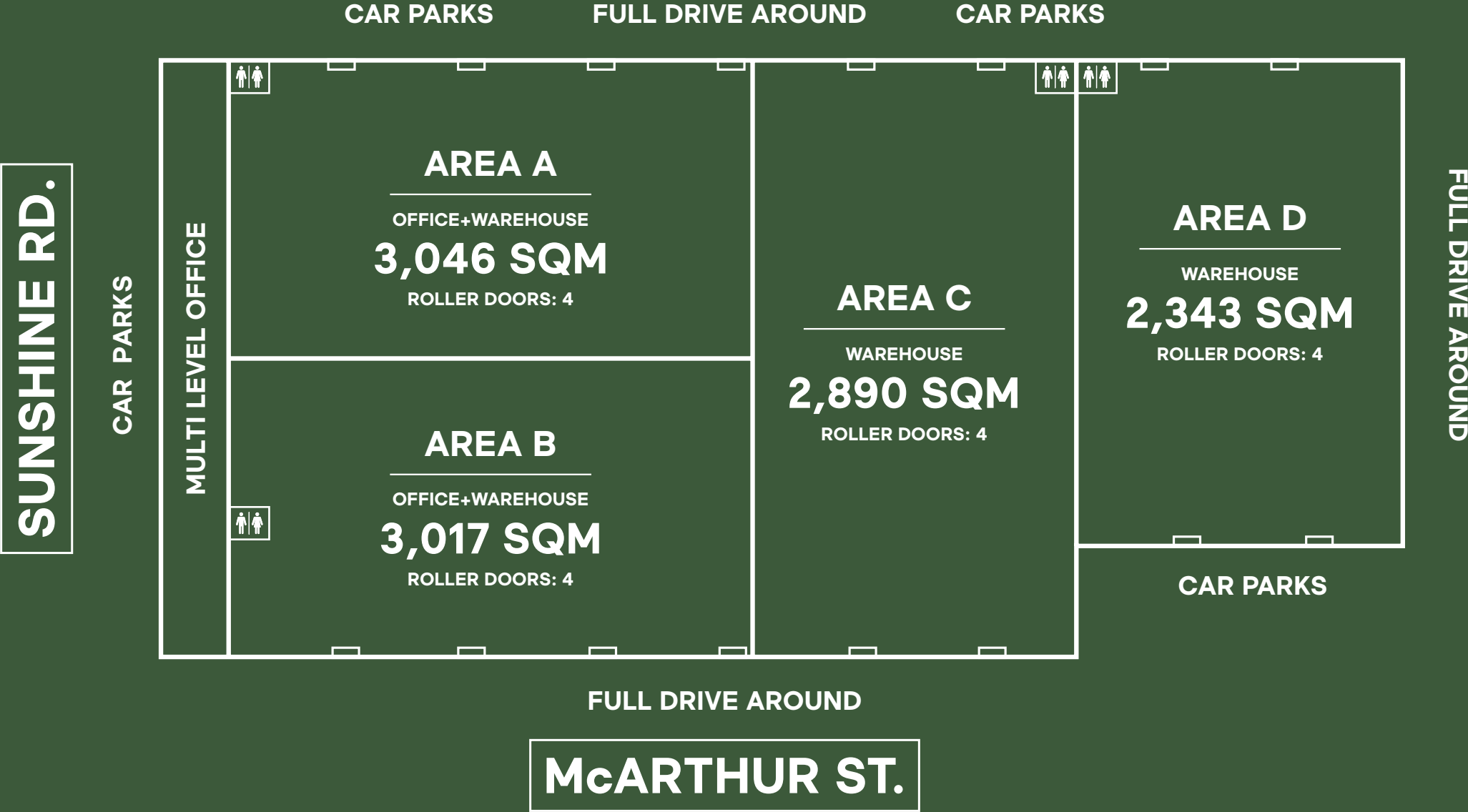


UP TO 11,200 SQM AVAILABLE

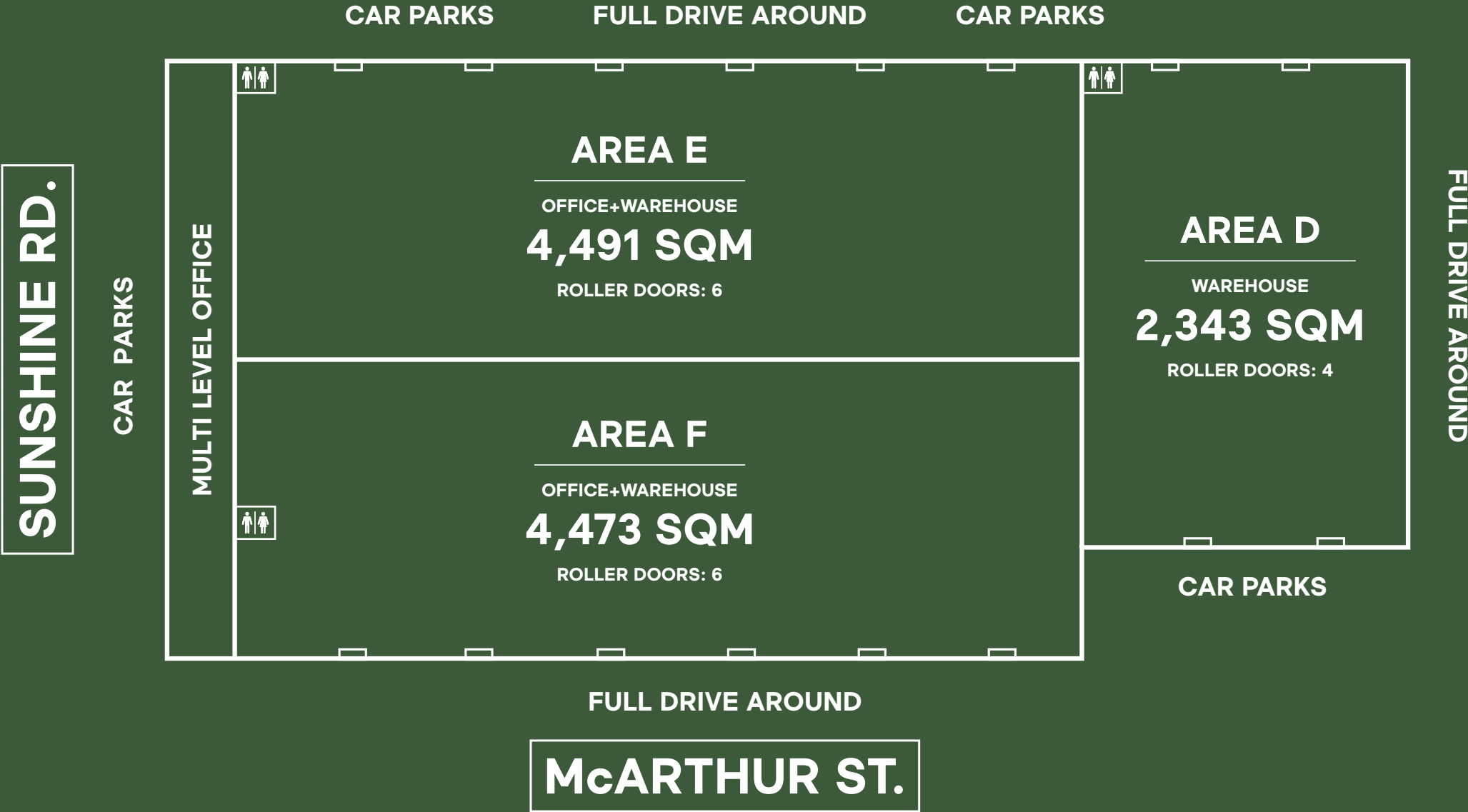




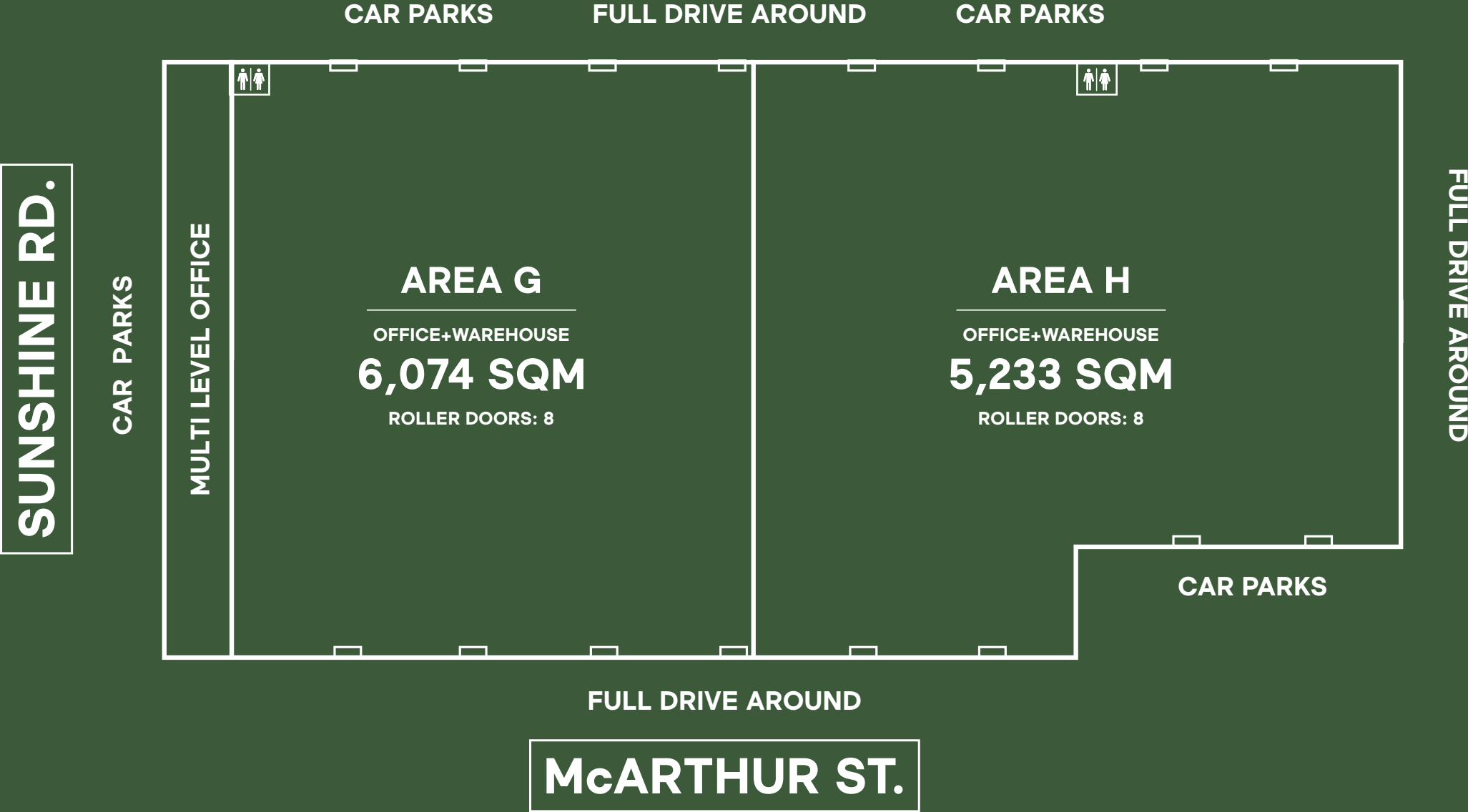
OPTION 1



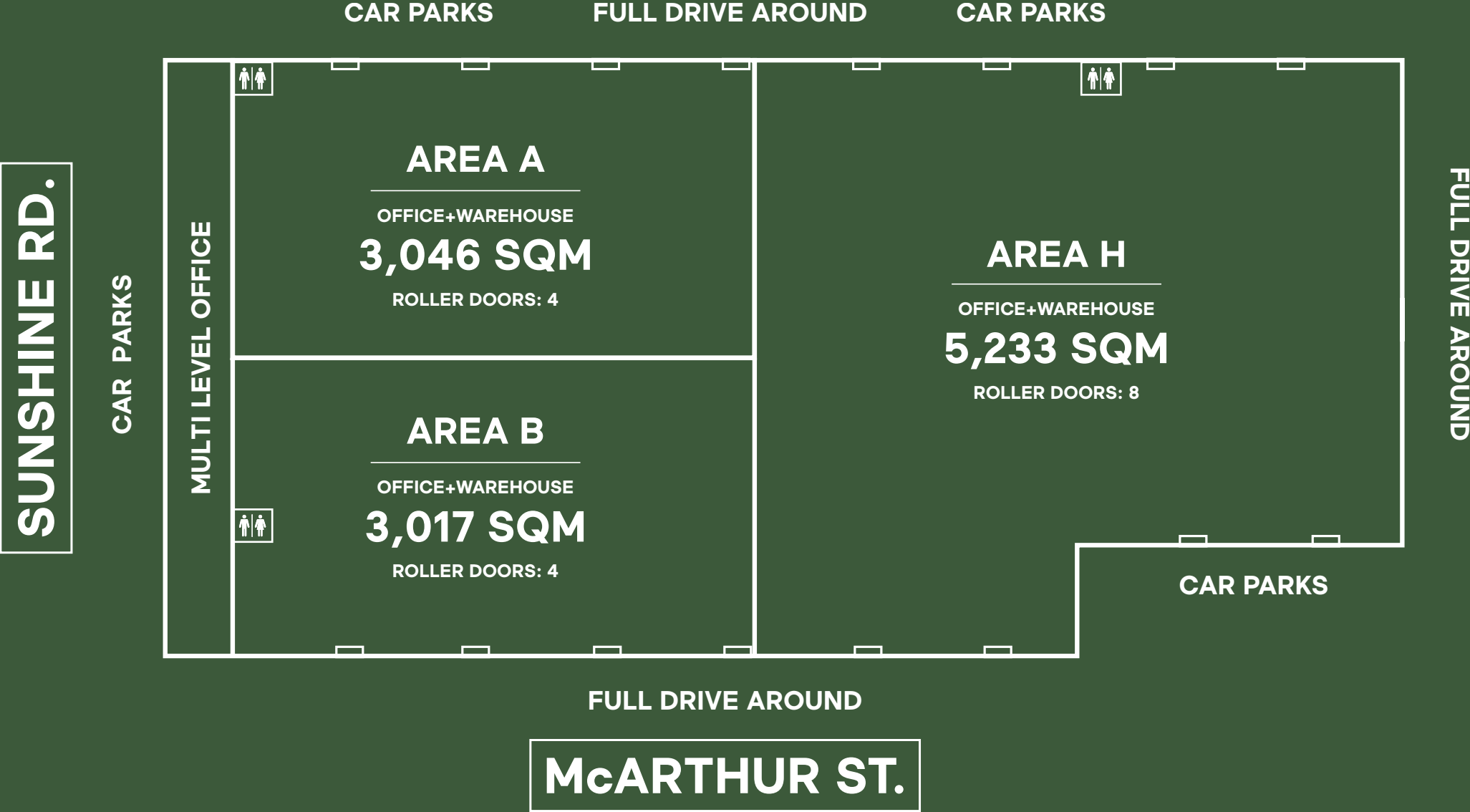
OPTION 2



OPTION 3



OPTION 4





GOLDSBROUGH
MORT & CO. LTD
WOOL STORE

GOLDSBROUGH
MORT & CO. LTD
WOOL STORE



MELBOURNE
AIRPORT
19 KMS

5 TRAIN
STOPS
TO CBD

11,200
SQM



FULL DRIVE
AROUND



NEW
REFURBISHED
ROOFING



18 ROLLER
DOORS



PORT OF
MELBOURNE
5 KMS

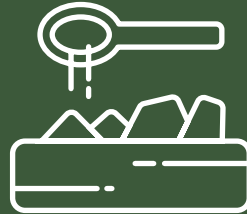


TENANT
LOUNGE

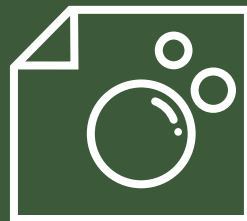
UP TO
16

METRE
HIGH
CLEARANCE

FLEXIBLE
LEASES
AVAILABLE



WELLNESS
FACILITIES



FULL
ESTATE
MAINTENANCE



FACILITIES
MANAGER
ON CALL



COMPLEMENTARY
FIT OUT
DESIGN



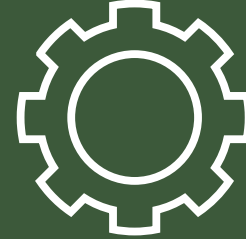
REFURBISHED
WINDOWS



24-7 ESTATE
SECURITY &
MONITORING



FUTURE
END OF TRIP
FACILITIES



ACTIVE
ESTATE
MANAGEMENT



LIFT
ACCESS



125+
CAR PARKS



FUTURE
ON-SITE
GYM
FACILITIES



TOTTENHAM
STATION
500M



WESTGATE
FREEWAY
3.5 KMS



7.5 KMS
TO
THE
CBD



ABUNDANT
NATURAL
LIGHT

WAREHOUSE CLEARANCE

16_M

(APPROX.)

TOTAL FLOOR AREA

11,200_{SQM}

TOTAL OFFICE (INCLUDED IN TOTAL FLOOR AREA)

1,300_{SQM}

ROLLER DOOR TOTAL

18

CAR PARKS TOTAL

125+

BASE BUILDING SPECIFICATIONS

All services installed to open plan configuration including:

- **New corrugated Colourbond Roof** sheeting with thermal insulation
- **Refurbished original heritage steel windows:** Comfort Plus finish with Low-E grade insulation, glazing and lamination throughout
- Newly applied **Colourbond parapet wall cladding**
- Newly applied **Hychem Supafloor Epoxy** on warehouse hardstand flooring
- **Restored historic timber floors** throughout office areas
- **Lift and stair access** across all levels
- High Bay lighting (in warehouse tenancies)
- Floor slab capacity 18kPa (kN/m²)
- **Full fire protection** services
- Electrical distribution board
- **NBN provisioned**
- Toilets / amenities
- Restored double brick exterior
- Option for **glazed pedestrian entry door** for selected warehouse tenancies

LEASES

- **Flexible lease terms** - with options
- Occupancy commencing mid-2025
- **Signage options available** on future precinct (both lobby and building/exterior)
- Early access for fit-out scope available on negotiation



WEFO WELLNESS AND CLUB LOUNGE

Perri Projects plans to introduce an **exclusive entertainment and wellness area at The WEFO Woolstores**, wholly conceptualised to enhance the health and wellbeing of tenant staff. Our proposed tenant lounge and wellness area will aim to feature a spacious, high-quality gym and fitness zone, sauna, showers and change rooms*. Designed with staff retention and happiness in mind, the wellness and relaxation lounge hopes to offer a private retreat for tenant employees, helping them stay fit, energized, and motivated.



The Club Lounge space will include coffee facilities, grab and go snacks and entertainment facilities.

This concept builds on the success of Perri's previous initiatives, like our wellness/EOT concept currently in use at Lennon Mills. Perri aims to provide an environment where health and productivity go hand-in-hand. Accessible only to staff within the complex, the centre reflects Perri's commitment to creating workplaces that prioritises wellbeing, making it easier for tenants to both attract and retain staff. *Construction due to commence Q4 2025.



WESTFOOTSCRAY

West Footscray is set to transform into the inner West's enterprise precinct, promoting innovative industrial and commercial land uses while providing diverse and dense employment opportunities.

The area's strong public transport access and strategic location between state significant industrial land and the Central Business District will support increased job densities. Enhancements to local amenities and built form guidelines, alongside the preservation of unique heritage elements, will further elevate the precinct's appeal as a key employment hub.

As part of the Western Industrial Precinct and designated State Significant Industrial Land (SSIL) under Plan Melbourne 2017–2050, the West Footscray Employment Precinct is positioned for significant growth and development.

LOCATION ADVANTAGE

WEFO is strategically located **5km from the CBD**, offering a prime inner-city location with immediate access to urban resources and infrastructure. Additionally, it is just **3 km from Melbourne Port**, enhancing logistical advantages.

AMENITIES

Many on-site amenities, including a private tenant **Wellness & Club Lounge** and **High-Fibre Connectivity** network proximity have been conceived for ultimate business ease and comfort. Proximity to key fibre and connector networks, with a **Data Centre just moments away**, to ensure cutting-edge and uninterrupted online connectivity for anchor tenants.

WAREHOUSING ON A GRAND SCALE

Our warehouses offers up to **11,200 sqm of customisable space** with an impressive **16.2m warehouse** (approx.) clearance, featuring dual roll doors for truck access and a full drive-around capability for unmatched capacity in the area.

CONNECTIVITY

The area boasts excellent connectivity, with **Tottenham Station and West Footscray Station within 1km**, as well as easy access to major roads like Geelong Road and Sunshine Road.

SUBURB ECONOMIC SURGE

West Footscray is set to become the inner West's enterprise precinct, focusing on innovative industrial and commercial uses, as part of Melbourne Economic Development Plan 2050.

MELBOURNE AIRPORT LINK

The Airport Link project aims to enhance connectivity between Melbourne's transport networks and Tullamarine Airport, facilitating smoother transit for both passengers and freight.

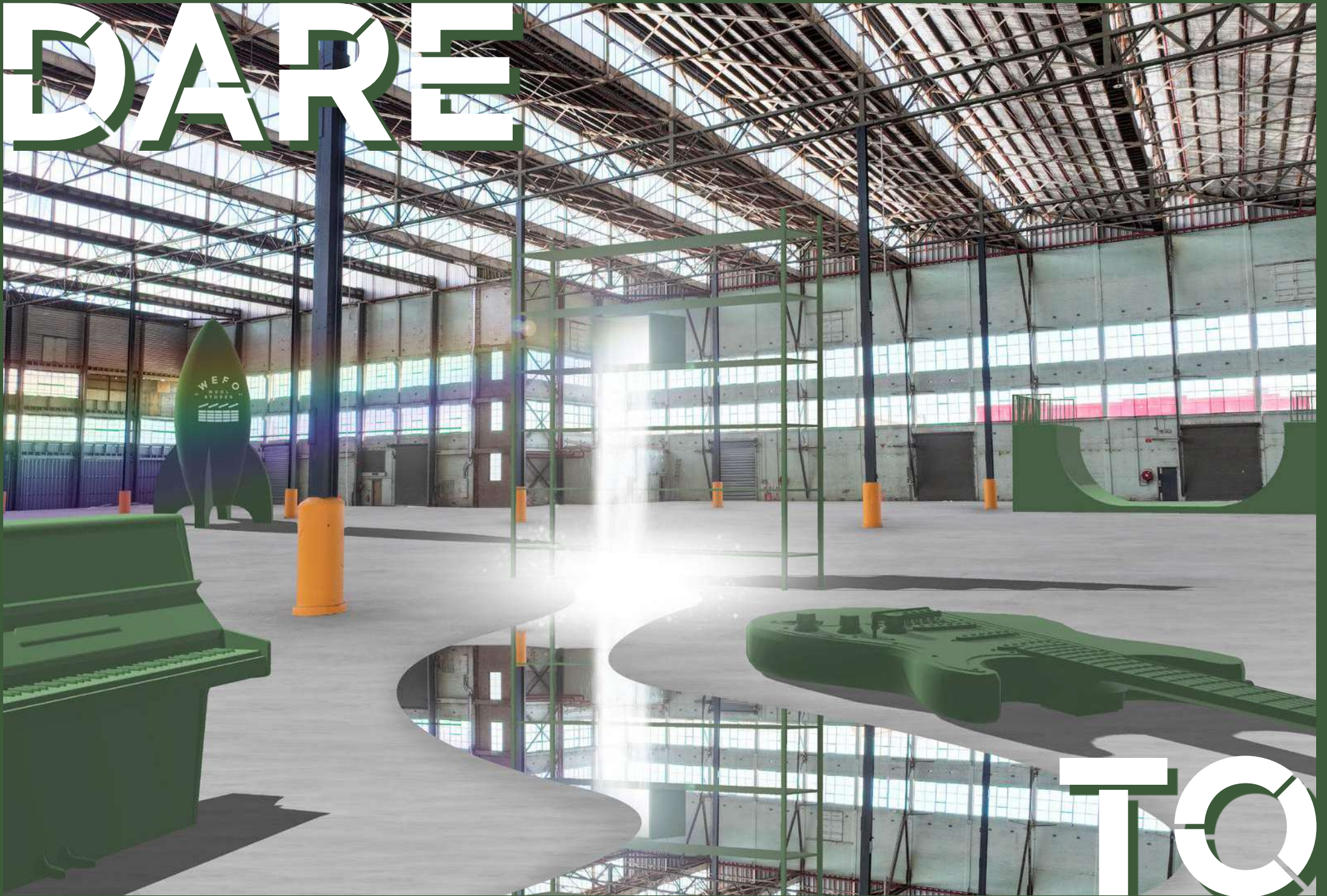
POPULATION

The residential population in West Footscray is forecast to more than double by 2031, with the Victorian Government committing \$1.5 billion for the new Footscray Hospital and over \$60 million for the Footscray Learning Precinct.

PROPOSED ON-SITE FOOD AND BEVERAGE OPERATOR

Provision for large scale, versatile cafe / on-site food and beverage operation.

DARE



TO

THINK



DIFFERENT



*For sizes, availability, broker,
agency and leasing
inquiries contact:*

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