



MMS

ONE ZERO FIVE
MURPHY STREET

ENTRY

KENNARDS HIRE

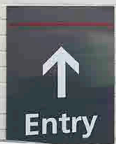


RICHMOND



ENTRY

CLEARANCE 3.0M

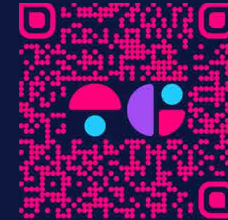


KENNARDS HIRE

EXIT



105 - 107 MURPHY STREET



SCAN FOR
WEB LISTING

Offered for Sale by Negotiation

INCOME	\$265,830 per annum + outgoings + gst
TERM	10 Years
COMMENCED	7 November 2022
OPTIONS	5 x 5
REVIEWS	CPI per annum - Market @ Option
SITE	1,517m ²
BUILDING	1,436m ²

MMS





Collection Bar

DELICATESSEN



Ba
c u





CAN WE MAKE
YOUR JOB EASY?

KENNARDS
HIRE

SWEEPING
PAVING
GRASS

MAINTENANCE
EQUIPMENT

CONSTRUCTION
EQUIPMENT

AGRICULTURAL
EQUIPMENT

INDUSTRIAL
EQUIPMENT

VEHICLES

TOOLS

ACCESSORIES

REPAIRS

RENTALS

SALES

SERVICE

SUPPORT

TRAINING

FINANCING

LOGISTICS

OPERATIONS

MANAGEMENT

TECHNOLOGY

INNOVATION

RESEARCH

DEVELOPMENT

TESTING

VALIDATION

COMPLIANCE

REGULATION

STANDARDS

QUALITY

SAFETY

ENVIRONMENT

SOCIAL

GOVERNANCE

ETHICS

INTEGRITY

TRANSPARENCY

ACCOUNTABILITY

RESPONSIBILITY

COMMITMENT

DEDICATION

PASSION

PERFORMANCE

PRODUCTIVITY

EFFICIENCY

EFFECTIVENESS

IMPACT

VALUE

CONTRIBUTION

INFLUENCE

REACH

SCOPE

DEPTH

BREADTH

HEIGHT

WIDTH

LENGTH

AREA

VOLUME

WEIGHT

MASS

DENSITY

TEMPERATURE

PRESSURE

SPEED

ACCELERATION

VELOCITY

DISPLACEMENT

TIME

PERIOD

CYCLE

PHASE

STAGE

STEP

POINT

LOCATION

COORDINATE

DIRECTION

ORIENTATION

ANGLE

DEGREE

MINUTE

SECOND

MILLISECOND

MICROSECOND

NANOSECOND

PICOSECOND

FEMTOSECOND

ATTOSECOND

ZEPTOSECOND

YOKTOSECOND

HECTO

KILO

MEGA

GIGA

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MS
ONE ZERO FIVE
MURPHY STREET

- PROPERTY
- BRIDGE RD.
LIFESTYLE
STRIP

MT View
OSTER
TOFULICIOUS
TOFUSHOP
gorman
ANNIE LEWIS
love letter
MENZCLUB
MR.T
COREPLUS
SUBWAY
coles

Varde's
FIFTY ACRES
Bosworth HealthCare
TODCO
BISSEL B
BENDON
THE MOTLEY
Riche
DEMARIA'S GROCER

BURNLEY STREET

MAZI
UBX
COBBLANE
BONDS
Au
THE SPORTING GLOBE
CHEMIST WAREHOUSE
SMOKEY CHOOKS
priceline pharmacy
Fritz GELATO
Anchovy
MISTERMINH
minamishima
LADYBOY
TOUCHWOOD
Officeworks
THE BRIDGE
BREHENY
Dan Murphy's
heat&grill

VICTORIA
GARDENS
SHOPPING
CENTRE

RIVER STREET

YARRA
RIVER

BRIDGE ROAD

MS

A LOCAL'S GUIDE TO RICHMOND*

Richmond is a suburb on a cultural crossroad. It's not quite north and quite south, and it's been home to both the rich and the poor. Its quiet streets are lined with renovated workers' cottages and old factories converted into exclusive apartments.

But no matter how much has changed in recent years, its character has remained: Richmond is a suburb that takes pride in its working-class roots, football team, and its vibrant community nurtured by Greek and Vietnamese migrants.



LIFTING TECHNIQUES
MRC
1983

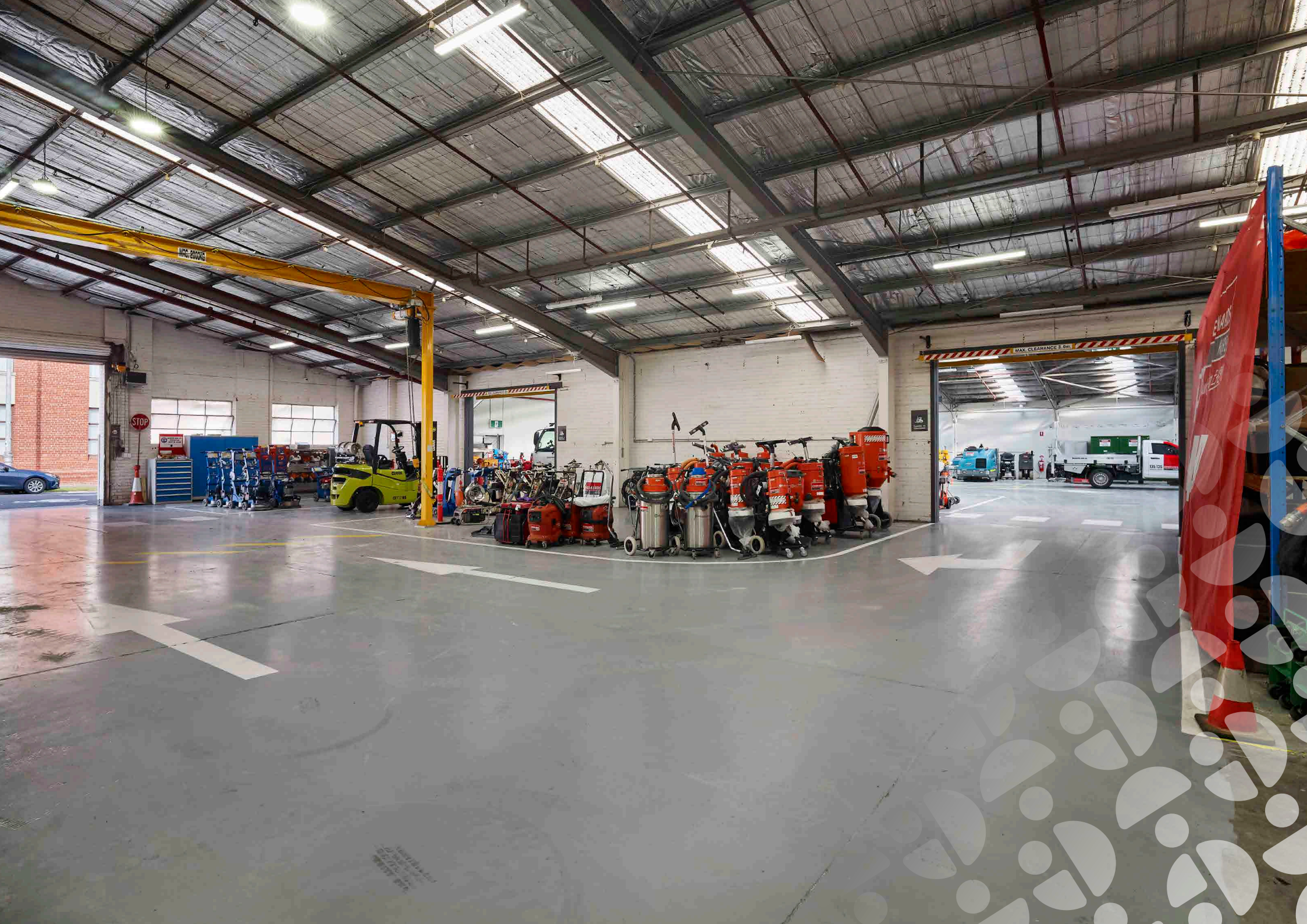
CAN WE MAKE
YOUR JOB EASY?

KENNARDS
HIRE

Make your job EASY!!

KENNARDS
COATH!

MORE EQUIPMENT



WHAT'S RICHMOND KNOWN FOR?

Richmond sits just east of the city, separated from the CBD by Melbourne's sporting precinct. Though stadiums are closed for the moment, visitors usually pour in all year 'round to see sporting events and concerts at AAMI Park, Margaret Court Arena, Rod Laver Arena and the Melbourne Cricket Ground (MCG). This area along the Birrarung (Yarra River) has been a gathering place for members of the Kulin Nation long before these stadiums were erected.

The suburb's three main strips each have a distinctive feel to them. Victoria Street is Melbourne's go-to destination for Vietnamese food: it's a one-stop shop for pho, banh mi and Asian groceries. Bridge Road is known for its factory outlets, both fashion and furniture. And Swan Street is home to some of the suburb's best restaurants and cafés (as well as a few thousand footy fans depending on the day).



WHY THE LOCALS LOVE IT?

Richmond has a bit of something for everyone. Lara Whalley, manager of the beloved Corner Hotel (57 Swan St), tells us she loves the diversity of things going on in the area. “There’s amazing live music, the different sporting codes and a whole range of people out and about,” she says.

Lara also gave us her top picks of Richmond shops and activities, so look out for them below.

HOW DO I GET TO RICHMOND?

Richmond has four train stations: North Richmond, West Richmond, East Richmond, and Richmond. The latter is the suburb’s major hub located on the easternmost point of Swan Street. The suburb is serviced by five trams from the CBD (12, 109, 48, 70 and 75). The 78 tram runs from north to south via Church Street.

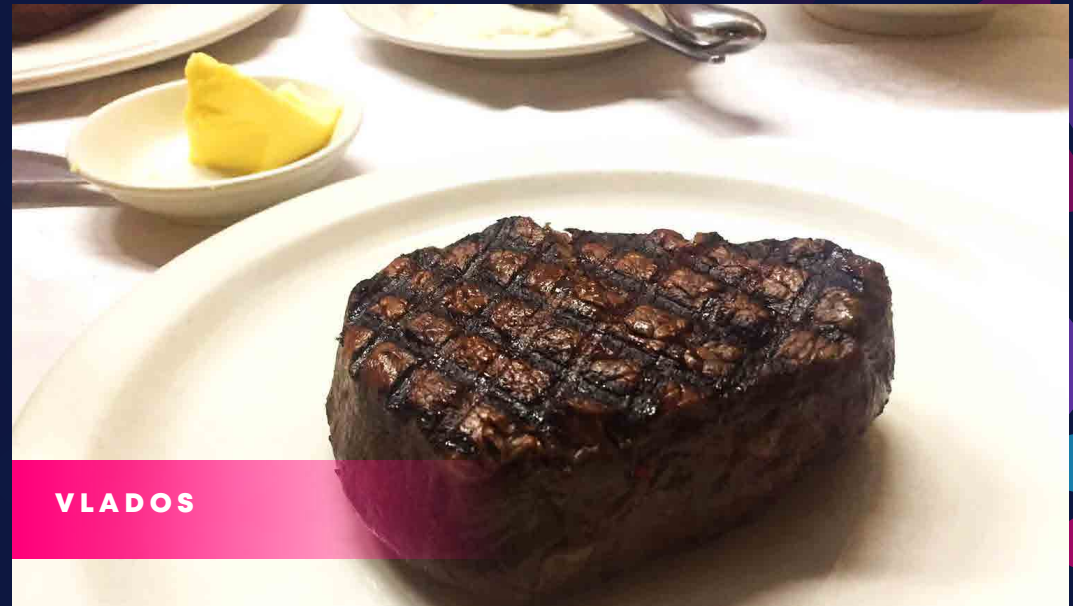




BRIDGE RD.



RICHE



VLADOS



BISSEL B



SCHNITZ



SUBWAY



FIFTY ACRES



TODCO



WHAT'S NEARBY?

East Melbourne and Fitzroy Gardens sit to the suburb's east, and Collingwood and Abbotsford are to the north. If you hop west over the Yarra River, you'll be in Hawthorn. If you go south across the river, you'll find South Yarra and the Royal Botanic Gardens.

IF YOU ONLY DO ONE THING

Watch the Richmond Tigers play at the MCG. Deck yourself out in yellow and black, grab a drink on Swan Street before the game, then find your place with the Tiger Army at the Punt Road end of the ground. Cap it all off with a hot jam doughnut from the Gate 5 food truck after the game.



EAT

- I Love Pho
- Pacific Seafood BBQ House
- Bahari
- Hanoi Hannah New Quarter
- Hector's Deli
- Jinda Thai
- The Aviary Hotel
- Minamishima

DRINK

- The Royston
- Mountain Goat Brewery and Bar
- All Nation's Hotel
- Bowerbird
- The Swan Hotel
- Public House
- The Bridge Hotel
- Price Alfred Hotel



KENNARDS
HIRE

Make your job EASY!

Customer Information

VEHICLE HIRE

Vehicle Hire Plus
Bonus Reduction Available

MS
ONE ZERO FIVE
MURPHY STREET

- PROPERTY
- BRIDGE RD.
LIFESTYLE
STRIP

VICTORIA
GARDENS
SHOPPING
CENTRE

BURNLEY STREET

YARRA
RIVER

BRIDGE ROAD

Ricoh UBX coles COBB LANE BONDS Au⁷⁹ SCHMITZ priceline pharmacy BARBOURS GALORE Harvey Norman adairs Dan Murphy's heat&grill

MAZI THE SPORTING GLOBE[®] CHEMIST WAREHOUSE SMOKEY CHOOKS LINDOR DELI FRITZ GELATO Anchovy MISTER MINH minamishima LADYBOY TOUCHWOOD Officeworks[®] THE BRIDGE HOTEL BREHENY BOUTIQUE

SIT BACK, DO NOTHING AND CREATE GENERATION WEALTH!

Let's just cut straight to it...

What are we offering? A secure land bank industrial investment leased to one of Australia's best tenants who have been in occupation since 2013 and signed a new 10 x 5 x 5 year lease in November 2022.

Who is the tenant? Kennards Hire – with circa 324 locations under the Kennards brand across Australia & New Zealand.

What's the site like? A rare three street frontage warehouse located just on Murphy Street, Richmond – just next to Bridge Road.

Why should we buy? Land, frontage, security of tenant and most importantly future land growth potential.

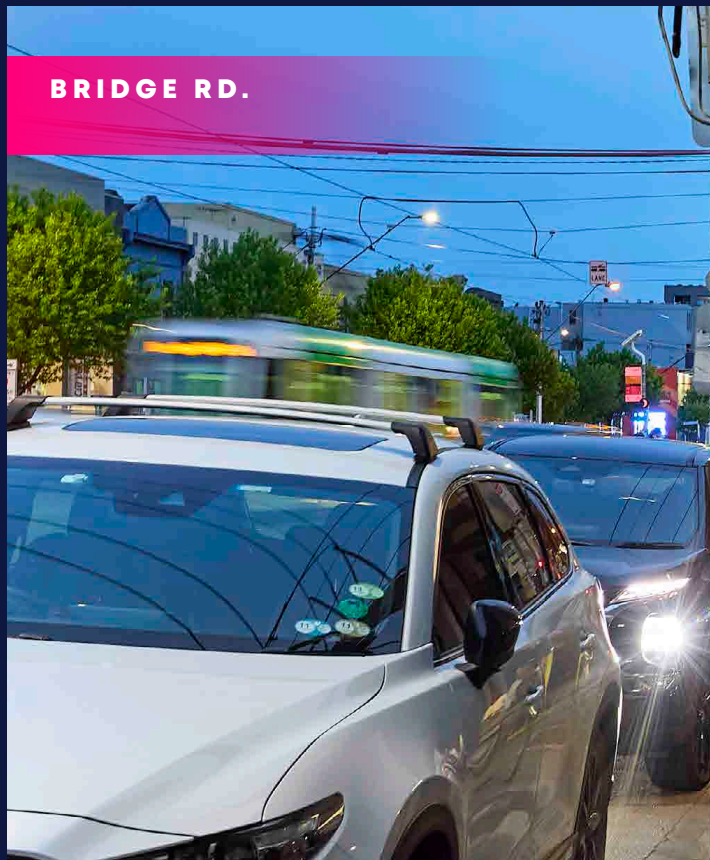
This is a no brainer long term hold, on a large and rare three street frontage sites, on a long term secure lease to an exceptional tenant. All you have to do it buy today, collect the rent, sit back and watch the land appreciate over the years to come creating generation wealth.

The Details.

- Securely leased to Kennards Hire
- Brand new 10 x 5 x 5 year Lease from November 2024 – original Lease commenced in 2013
- CPI reviews per annum capped at 5% – market at option
- Site 1,517m²
- Building 1,436m²

We're here to help you find the perfect deal so let's talk.

BRIDGE RD.



Fratellino



CA COM BÁNH MÌ



BOWERBIRD



I LOVE DUMPLINGS



ST JAMES



SMOKEY CHOOKS



BURGETORY



THE COLLECTION



105
-
107

MURPHY STREET LEASE

TENANT

Kennards Hire Pty Ltd

TERM

10 Years from 7 November 2022

OPTION

2 Options of 5 Years

RENT

\$265,830 per annum plus outgoings plus GST

SECURITY BOND

Three (3) months Rent plus GST

REVIEWS

CPI Per Annum capped to a maximum of 5%

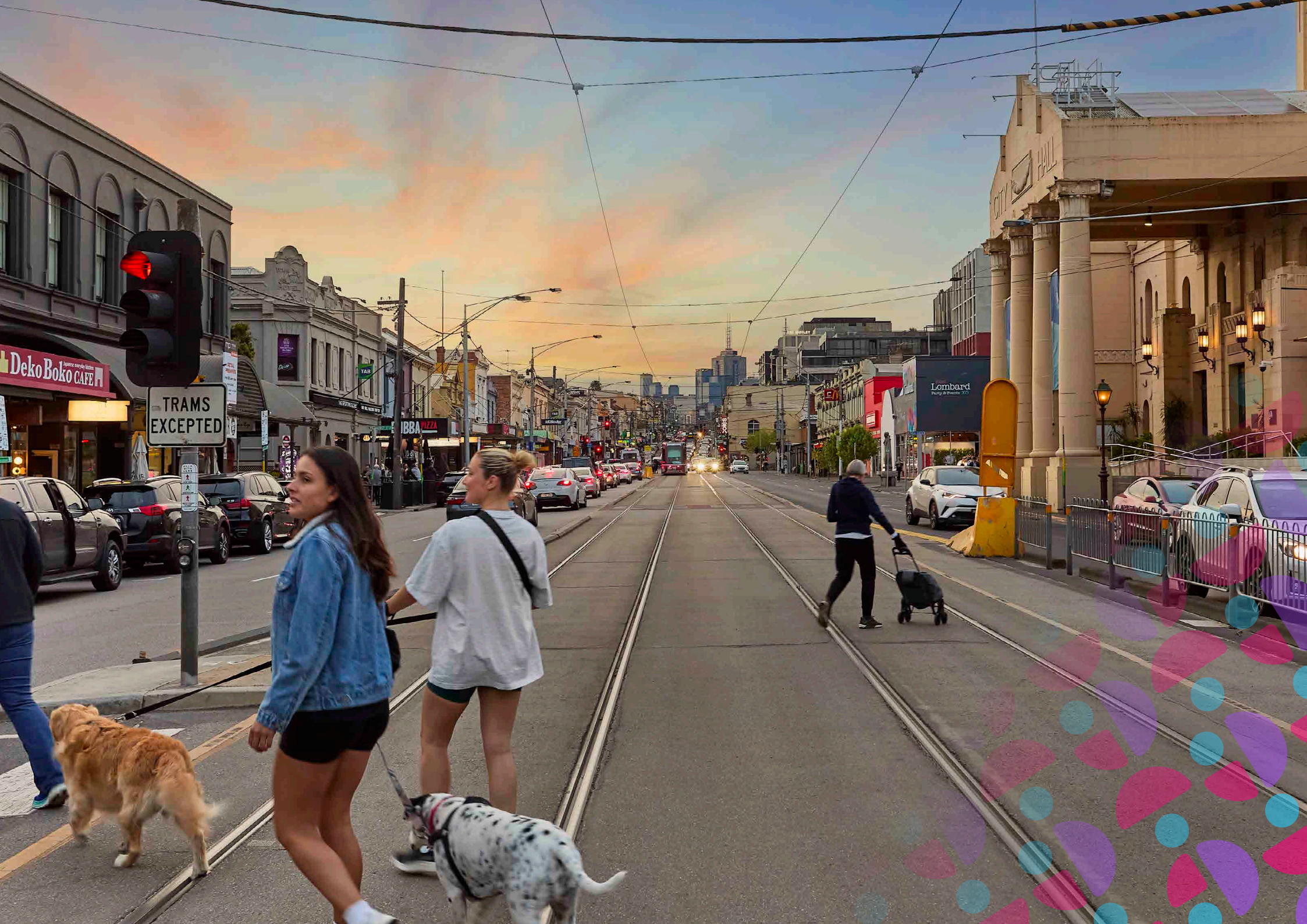
Market @ Option

NOTES

Tenant has been in occupation of 107 Murphy Street since 2013

Tenant expanded into 105 Murphy Street in 2022



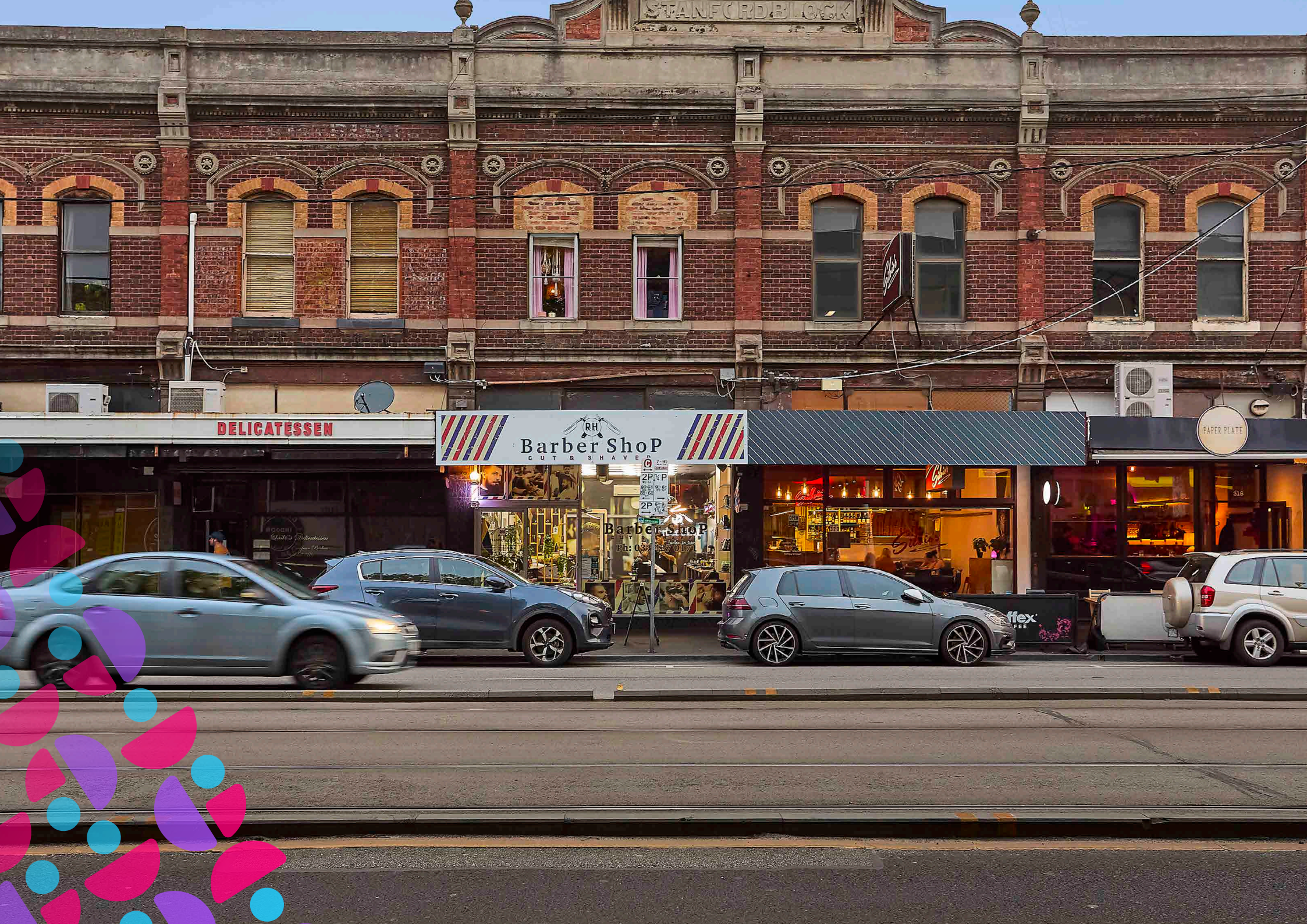


Deko Boko CAFE

TRAMS
EXCEPTED

IBBA PIZZA

Lombard
Party to Remember



STANFORD BLOCK

DELICATESSEN

Barber Shop
CUT & SHAVED

PAPER PLATE

Barber Shop

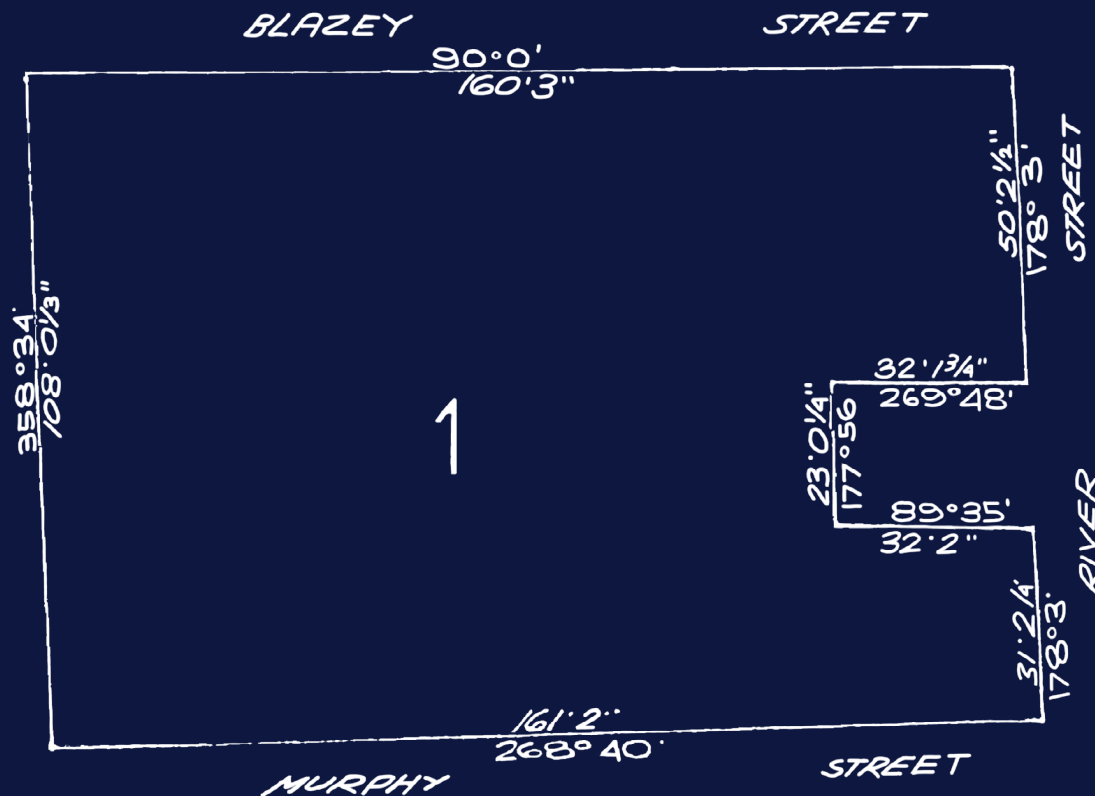
Ph: 03 937 0171

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105

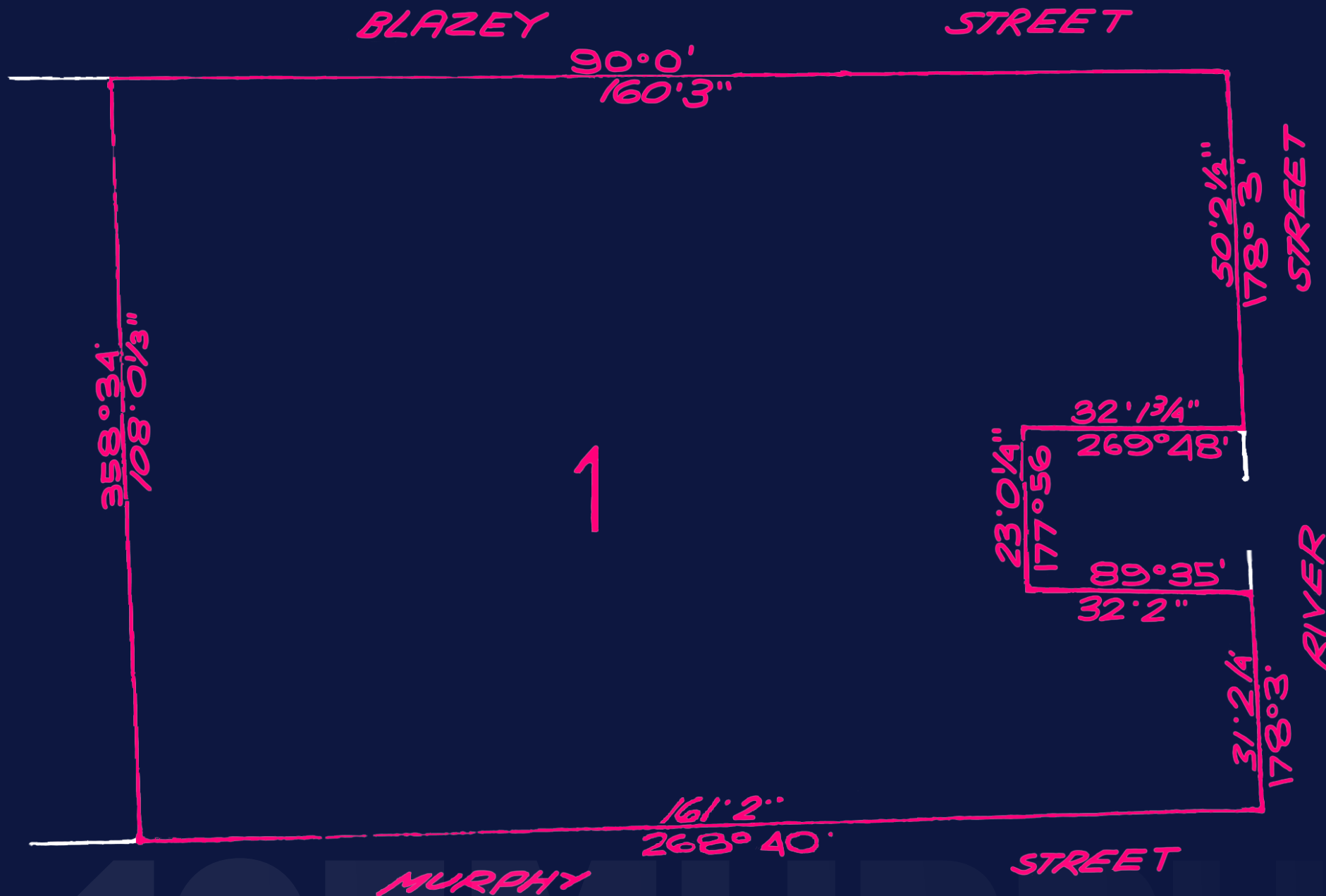
107

MURPHY STREET TITLE



SITE

1,517 m²



SMOKEY CHOOKS

HOSIE ST

HOSIE STREET
SENIOR CITIZENS CLUB

NO
ENTRANCE

Silvia's



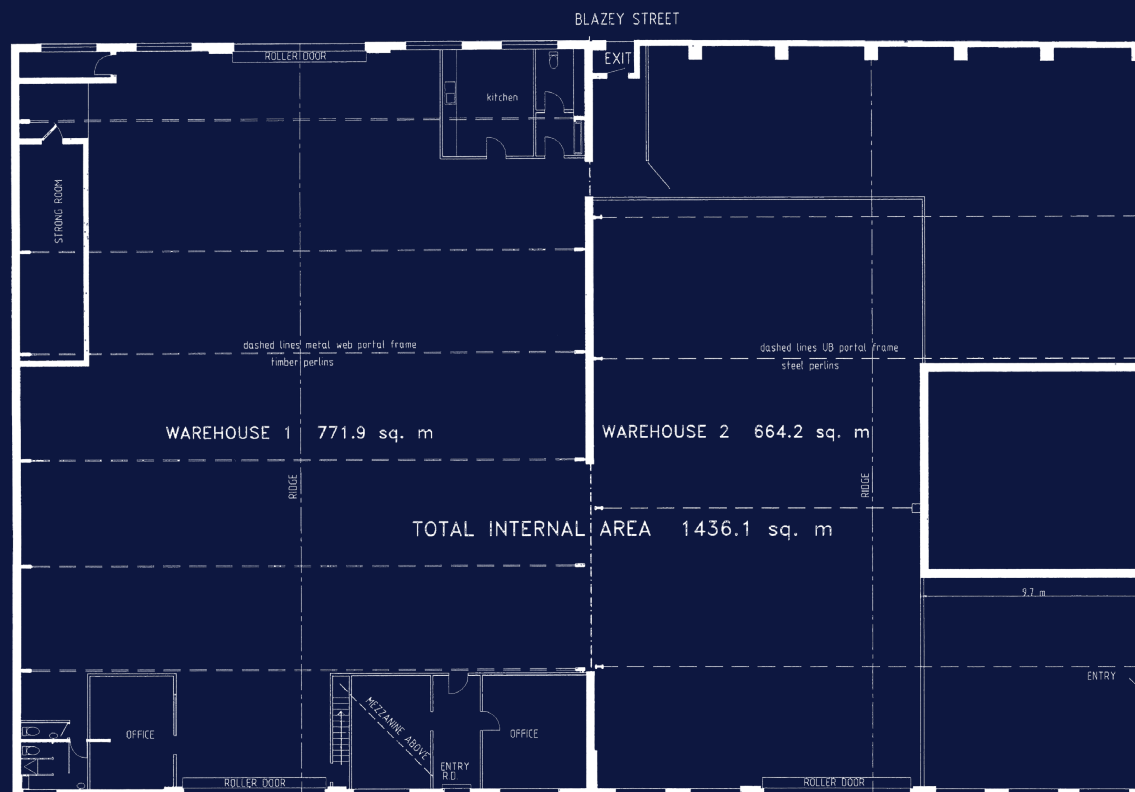
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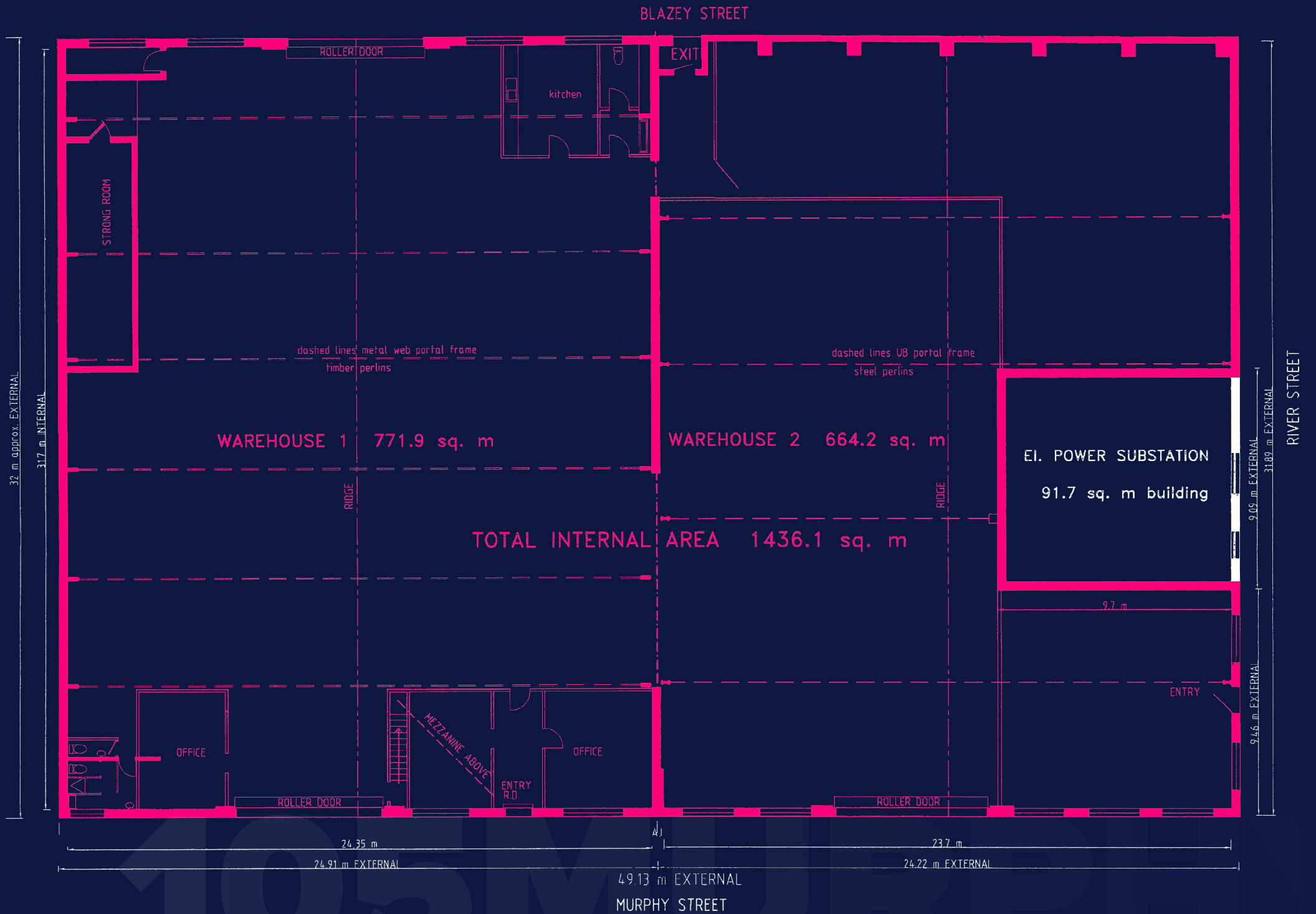
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SMITH STREET FLOOR PLAN



BUILDING

1,436 m²

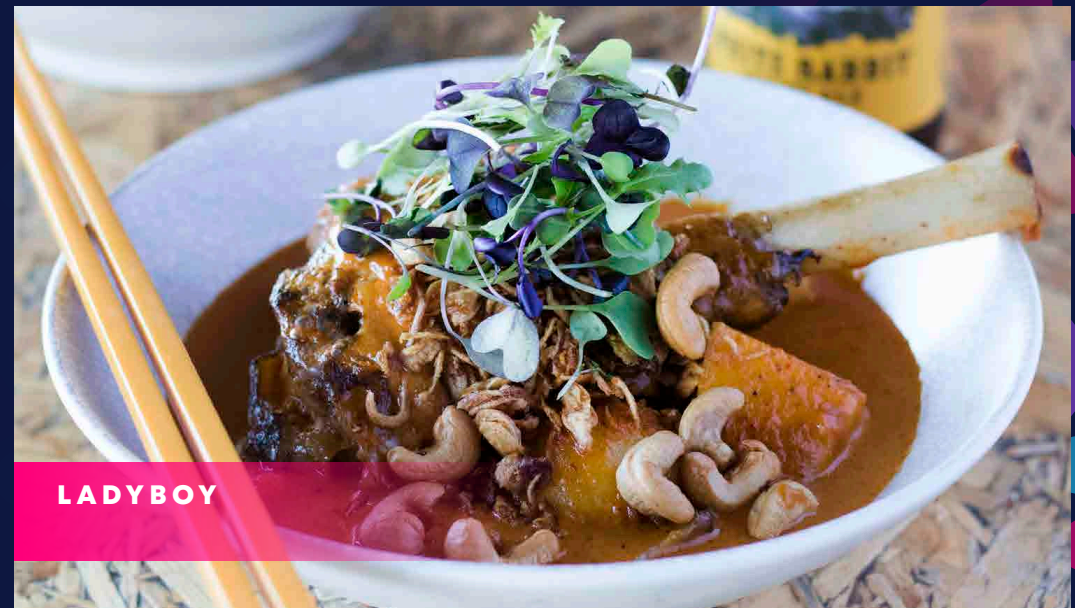




BRIDGE RD.



MISTER MINH



LADYBOY

**LITTLE FRENCHIE
& CO**



TOUCHWOOD



LUMBERJACK



MINAMISHIMA



ANCHOVY





MMS

ONE ZERO FIVE
MURPHY STREET

RICHMOND

JACK TENEKETZIS

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