

Print centre moves to Yatala

A NATIONAL design and printing group outlet has taken a five-year lease with options on premises in the Hallmarc Business Park.

The Worldwide Online Printing franchise business is leasing a 152sqm tenancy, to which it has relocated from premises at Mt Gravatt.

It joins Gold Coast company Neumann Contractors and national

distributor Pacific Helmetts in the park, a 54-unit precinct off Burnside Road, at Yatala, developed by Melbourne's Hallmarc Developments.

The park has more than 12,000sqm of floorspace and comprises a mix of strata-title office, industry and warehouse facilities aimed at small to mid-size businesses.

Andrew Pearson,

who operates the Worldwide Online Printing Yatala centre, said the relocation was a strategic move.

"Yatala presented fantastic business opportunities," he said.

"Growth in the region was a major drawcard, with Yatala providing a convenient operating base."

Mr Pearson said the move aligned with a branding campaign.

Worldwide Online Printing has 79 design and print centres across Australia, and has been named the nation's fastest-growing print franchise by BRW Magazine for four consecutive years.

Agent Karen Seeto, of Ray White Surfers Paradise Group, negotiated the lease and said 70 per cent of space in the park was sold.

She said space was

being leased quickly by national, local and interstate companies.

"Inquiries from tenants, owner-occupiers and investors wanting a piece of the northern growth corridor action has been strong," said Ms Seeto.

The Hallmarc Business Park offers a combination of office, industrial and warehouse spaces ranging from 152sqm to 411 sqm.

Zaraffa's coffee chain opens store at Carrara

COFFEE shop chain Zaraffa's will be among the first retailers to open their doors in Sam Coco's multi-million-dollar Carrara Food Fair extension.

The Zaraffa's Coffee franchise – the 28th in Queensland for the chain – will welcome its first customers on August 18.

Three tenants from the existing shopping centre – Goldstein's Bakery, Carrara Doctors surgery and a pharmacy – have committed to relocating into the new section.

A chicken shop and a hair salon will also open in the extension.

The existing shopping precinct sits on a 7964sqm landholding that fronts Nerang-Broadbeach Road and is next to Carrara Markets.

Carrara Food Fair has a net lettable area of about 2000sqm that has almost doubled with the extension.

The extension sits on an adjoining 4000sqm landholding.

The site was acquired in 2005 from Bruce Small Estates for \$3.85 million by Mr Coco, who formerly owned and operated the Coco's chain of grocery outlets.

The land previously had housed a BP service station.

Leasing agent, Gerard Cassar, of Ray White Tugun, said: "It is a great retail site for the Gold Coast and offers maximum exposure for retailers on a busy thoroughfare."



Centra Park (centre right) where only 10 lots remain for sale

JJ Richards invests \$14.3m at Yatala

by Travis Lye
business property editor

GOLD Coast waste management company JJ Richards and Sons has spent \$14.3 million on land at Yatala.

The 4.86ha parcel is within the Buildev-developed 67ha Centra Park, which is just west of the Carlton and United brewery.

The property comprises three lots on Link Drive.

It is believed the engineering arm of JJ Richards is considering utilising a 2ha portion of the site to house a collection bin production facility.

A spokesman for the company would not confirm or deny the plan but said it was too early to speculate as to how the land would be used.

He said the holding was a long-term investment.

The waste management com-

pany, linked to John and Philip Richards and Jenny Parsons, bought the property from Sunshine Coast-based Evans Harch which has projects worth \$45 million planned at Centra Park, a 68-lot subdivision.

That company, linked to Trevor Harch and Matthew, Patrick and Sean Evans, in May paid \$13.25 million for a 5.1ha holding at 27-45 Link Drive that included the land purchased by JJ Richards and Sons.

Evans Harch has spent more than \$25 million on land in the park and has retained six properties, ranging from 2500sqm to 18,000sqm, on which it intends to develop purpose-designed and spec-built facilities.

Agent Peter Saxon, of LJH Commercial Brisbane, said Evans Harch planned to begin construction soon of the largest of the projects, a 8200sqm facil-

ity that will be for sale or lease. Other buildings will range from 1000sqm to 5000sqm.

Construction of warehouses and factories ranging from 1000sqm to 15,000sqm is expected to start before year's end.

Mr Saxon said demand for lots had been strong with only 10 remaining for sale.

He said resales were achieving \$305sqm for larger blocks rising to \$375sqm for 2500sqm lots.

Access to lots is via an industrial grade, 23m-wide roadway.

In a first for Yatala, the park can operate around the clock, is Broadband-connected and has natural gas infrastructure.

Evans Harch's industrial projects have included the Singapore Airlines flight training centre at Sunshine Coast Airport, a 50,000sqm warehouse at the Port of Brisbane, and a \$30 million medical building in Southport.

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