



# Mirvac matches Miele to Eastern Creek home

Su-Lin Tan

Diversified property group Mirvac has leased a 17,000-square-metre industrial facility to household and commercial appliance retailer and manufacturer Miele, at its Calibre industrial development at Sydney's Eastern Creek.

The lease term is seven years and is made up of 17,000sq m of high clearance warehouse facilities and 780sq m of office and showroom space, purpose built for Miele.

The fit out and design of the facility was handled by SBA Architects.

The property's features are state of the art including flexible meeting and recreational spaces, a 20-metre cantilevered awning, double-glazed facades, a solar photovoltaic system supplementing Miele's power requirements, solar hot water and smart metering. There are indoor and outdoor spaces for Miele staff as well as sustainability features, including a five-star green star rating.

The property is in a prominent position at the entry of the Calibre estate.

The rent is confidential but indicative pre-lease market rent for premium industrial space in Western Sydney is about \$105 to \$115 a square metre. Rents on speculative leases tend to be

about \$115 to \$125 a square metre.

Mirvac's industrial development director Fabian Nager said the Miele building would establish a new standard for office, warehousing and showroom facilities in Western Sydney.

"We're extremely happy to have Miele joining the Calibre estate. The leasing agreement bolsters our long-standing relationship with the business, as a major supplier of appliances to Mirvac's residential business,"

Miele ANZ managing director Sjaak Brouwer said.

"We had some key requirements for the new site - it has to facilitate future growth, it has to be accessible and close to arterials and reflect the premium positioning of the Miele brand."

Miele needed new premises to accommodate its growing business. It has a Miele Experience Centre in Frenchs Forest in Sydney's north.

It will move into Calibre in December joining other tenants such as kitchenware wholesale business Sheldon and Hammond, and supply chain management company, CEVA Logistics. The Calibre park has approval to operate 24 hours a day all week.

Colliers International's trio of Peter Evans, Tony Durante and Jonty Lamb

handled the lease negotiations for Mirvac.

Eastern Creek, 35 kilometres west of the Sydney CBD, is one of Sydney's most popular industrial precincts.

Amazon is said to be have signed a warehouse lease in the suburb, with sources indicating it has struck a deal for a large purpose-built warehouse at Goodman Group's \$50 million Oakdale Industrial Estate, on Old Wallgrove Road.

Frasers Property Australia is also active in Eastern Creek, having secured the rights from self-funded government group Western Sydney Parklands Trust to develop the new 50,000sq m Eastern Creek Retail Centre.

The new hub, which will be a general neighbourhood retail centre and bulky goods space, will be built on a 15.7-hectare site on the Great Western Highway, between Rooty Hill Road South and the M7 motorway in four stages over five years.



**Miele has signed a seven-year lease on the purpose built site in Sydney.**