



Gregory Hills CENTRAL

... A Place to Connect ...

Information Memorandum

12 Holborn Circuit, Gledswood Hills NSW 2557

Thiink.

DEVELOPMENT



PREMIUM OFFICE, RETAIL / SHOWROOM OPTIONS

- **Architectural Masterpiece**
- **Completion Mid 2027**

A rare opportunity to secure space within Gregory Hills Central — a brand new, architecturally designed, commercial development, purpose-built to accommodate both premium office headquarters and a dedicated retail / showroom space.

Located at — 12 Holborn Circuit, Gledswood Hills, construction is now underway with completion expected mid 2027.

TWO DISTINCT OFFERINGS

- **Corporate Office Suites**

Designed for professional users seeking a high-quality, light-filled workplace environment with strong corporate presence.

- **Dedicated Retail / Showroom Space**

Purpose-built for display, trade, and client-facing businesses requiring exposure, accessibility and functionality.



KEY FEATURES

- Brand new A-grade commercial development.
- Two separate offerings – office or retail / showroom.
- Floor-to-ceiling glazing providing excellent natural light.
- High-end architectural finishes and facade.
- Landscaped terraces and breakout areas.
- Impressive arrival experience.
- On-site parking available.



IDEAL FOR

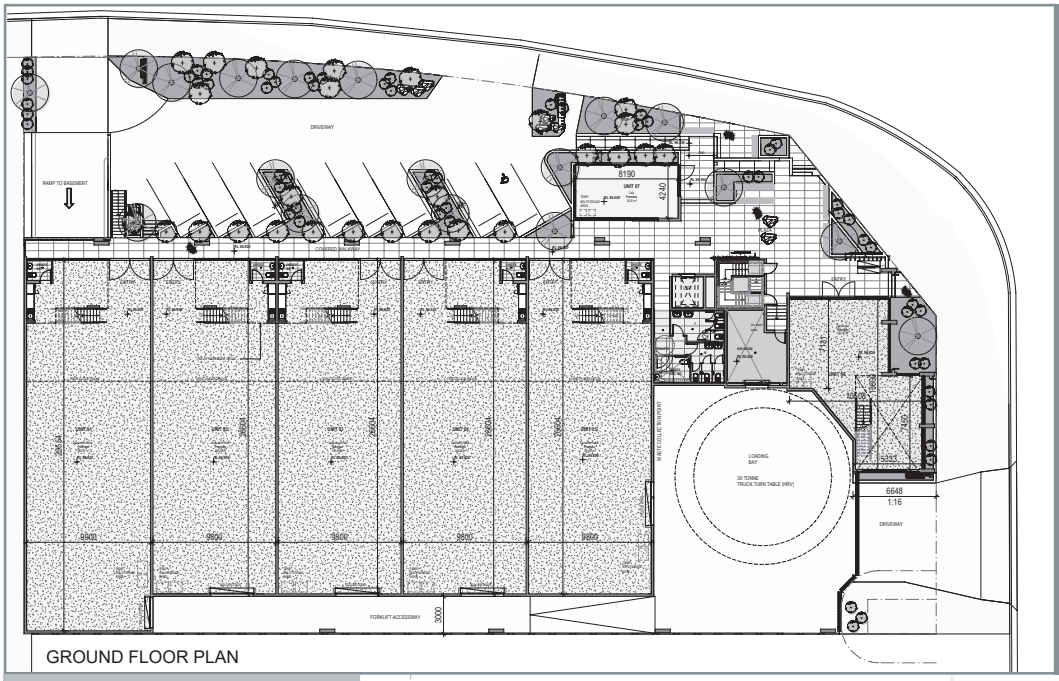
- Corporate / professional office users.
- Medical and consulting.
- Retail / Showroom and trade-based businesses.
- Businesses upgrading from older or secondary premises to a more modern, well-presented space that offers stronger customer appeal and improved street presence.

LOCATION

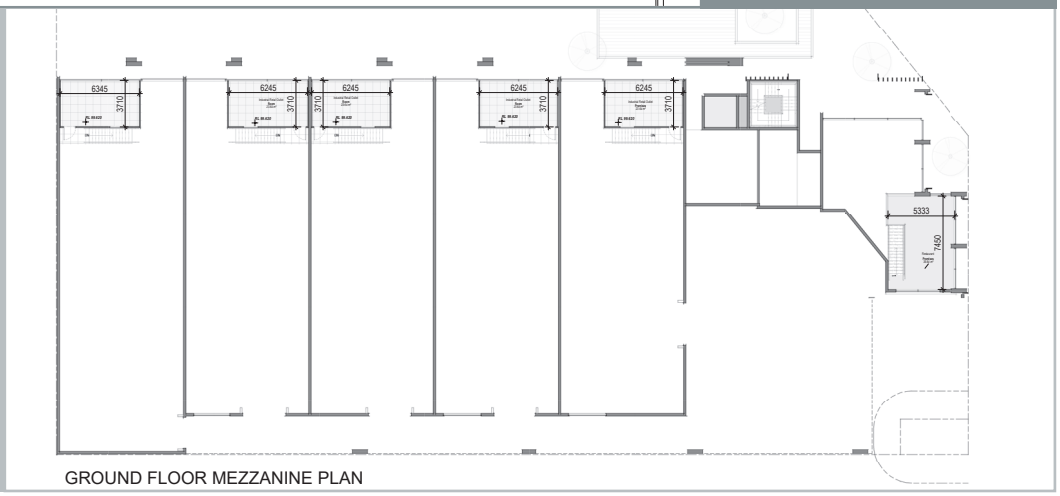
- Positioned in the thriving Gregory Hills / Gledswood Hills corridor.
- Minutes to Gregory Hills Town Centre.
- Easy access to Camden Valley Way and major arterial roads.
- 20km to new international airport and aerotropolis precinct.
- Surrounded by strong residential and commercial growth.

RETAIL PRICE LIST & PLANS

UNIT	GRD FLR	GRD FLR MEZZ	TOTAL AREA	PSQM	ANNUAL	USAGE
1	159.6	23.64	183.24	$550	$100,782	SPECIALISED RETAIL PREMISES
2	207.8	23.64	231.44	$550	$127,292	SPECIALISED RETAIL PREMISES
3	174.1	23.64	197.74	$550	$108,757	SPECIALISED RETAIL PREMISES
4	197	23.64	220.64	$550	$121,352	SPECIALISED RETAIL PREMISES
5	249.9	23.64	273.54	$550	$150,447	SPECIALISED RETAIL PREMISES
6	102.1	35.64	137.74	$700	$95,900	RESTAURANT PREMISES
7			35.2	$800	$38,000	CAFÉ PREMISES



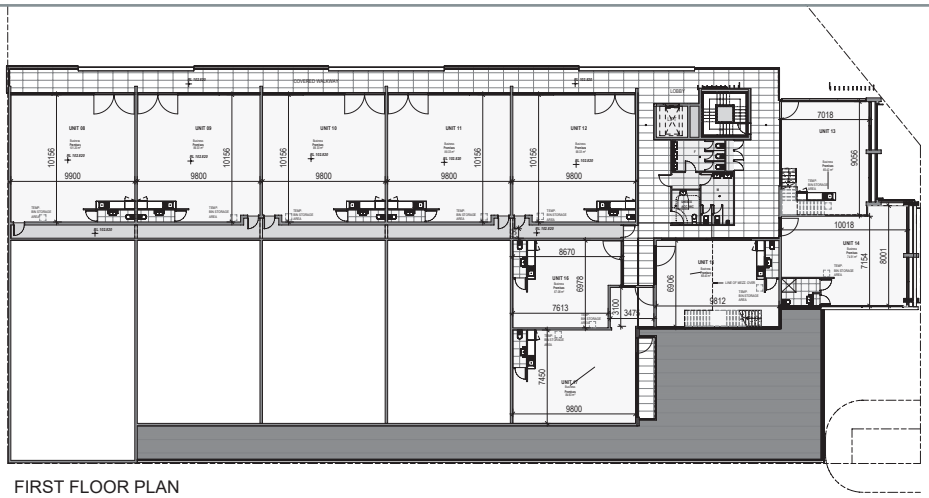
GROUND FLOOR PLAN



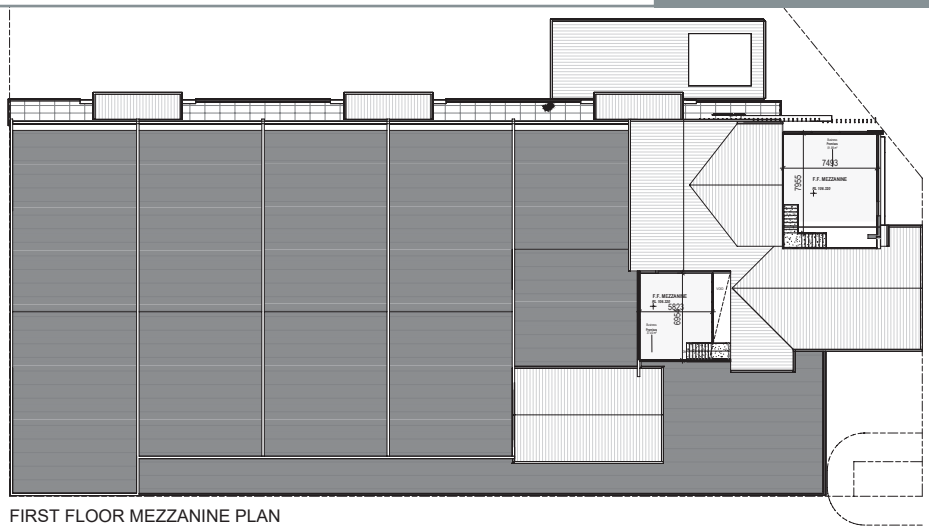
GROUND FLOOR MEZZANINE PLAN

OFFICE PRICE LIST & PLANS

UNIT	FIRST FLR	FIRST FLR MEZZ	TOTAL AREA	PSQM	ANNUAL	USAGE
8	101.2		101.2	$480	$48,576	BUSINESS PREMISES/OFFICE
9	99.33		99.33	$480	$47,678	BUSINESS PREMISES/OFFICE
10	99.33		99.33	$480	$47,678	BUSINESS PREMISES/OFFICE
11	99.33		99.33	$480	$47,678	BUSINESS PREMISES/OFFICE
12	99.33		99.33	$480	$47,678	BUSINESS PREMISES/OFFICE
13	65.62	60.23	125.85	$450	$56,633	BUSINESS PREMISES/OFFICE
14	75		75	$480	$36,000	BUSINESS PREMISES/OFFICE
15	68.4	37.09	105.49	$450	$47,471	BUSINESS PREMISES/OFFICE
16	57.48		57.48	$500	$28,740	BUSINESS PREMISES/OFFICE
17	85.65		85.65	$480	$41,112	BUSINESS PREMISES/OFFICE



FIRST FLOOR PLAN



FIRST FLOOR MEZZANINE PLAN

INCLUSIONS

OFFICE

- Floor to ceiling double glazing to most windows exposed to direct sun
- Powder coated aluminium windows and entry doors
- Painted plasterboard lined walls with insulation to BCA requirements
- Suspended ceiling grid with acoustic ceiling tiles
- Selected commercial carpet on concrete slab floor
- Aluminium skirting to all plasterboard walls
- Ducted air conditioning
- Kitchenette
- Internal bathroom to each suite
- Dedicated tenancy parking for each suite



RETAIL / SHOWROOM

- Powder coated aluminium windows and entry doors
- Kitchenette
- Internal bathroom to each retail / showroom space
- Rear loading dock access with motorised and powder coated roller shutters
- Dedicated tenancy parking for each retail / showroom space
- 4m+ ceilings

BE A PART OF THE GREGORY HILLS CENTRAL COMMERCIAL COMMUNITY

3 KM DRIVE
to Narellan Town Centre

10 KM DRIVE
to Campbelltown CBD

10 KM DRIVE
from Campbelltown Railway Station

10 KM FROM
Campbelltown Public & Private Hospital

20 KM FROM
Western Sydney Airport

55 KM FROM
Sydney CBD







50,000 NEW DWELLINGS
to be built in the Camden Council LGA by 2041



POPULATION FOR CAMDEN COUNCIL
Forecast to grow from 80,276 to 214,411 by 2041



PROPOSED $500M "The George"
Private Hospital,
78 bed maternity
and paediatric hospital



SURROUNDED BY
Service NSW, Bunnings, McDonalds, Total Tools, Reece, Officeworks, Sydney Tools, Petstock, Beaumont Tiles & Grima Brothers.



DIRECT ACCESS IS PROVIDED
to all major Sydney Road networks including the M5 & M7 Motorways via Camden Valley Way or Narellan Road, with all essential services & public transport easily accessible from the subject property.



ACT NOW

- Register your interest.
- Be first to secure your preferred office suite or retail / showroom space within Gregory Hills Central.
- Limited brand new supply in the immediate area.
- Align your business with a premium, design-led development.
- Strong population growth driving long-term demand.

SECURE EARLY – LIMITED OPPORTUNITY

A rare chance to secure a position within Gregory Hills Central — a high-quality, future-focused commercial address in one of South West Sydney's fastest growing precincts.

DISCLAIMER

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