



Artist Impression. DA Approved.

ROCKWATER

BROOKVALE

101 Old Pittwater Rd, Brookvale, NSW





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DISCOVER ROCKWATER BROOKVALE

Modernising industrial development in one of Sydney's most sought after locations.

Only a stone's throw from Westfield Warringah Mall and surrounding residential suburbs, 4km to the iconic Curl Curl beach, 20 minutes to Chatswood and 30 minutes to the Sydney CBD. Rockwater

Brookvale delivers a dynamic home for your business with no compromise to your lifestyle.

ROCKWATER BROOKVALE OVERVIEW

SELF STORAGE UNITS

15_{sqm} - 173_{sqm}

- Shared bathroom amenities
- Data enabled
- 32 amp power
- Accessible for passenger vehicles under 2.2m
- Secure basement access
- Communal parking
- 3.4m* height clearance

MICRO WAREHOUSES

99_{sqm} - 126_{sqm}

- Mezzanine office space
- 63 amp 3 phase power
- Accessible for medium rigid vehicles under 4m
- Dedicated car parking
- Data enabled
- 5.2m* height clearance

MODERN WAREHOUSES

125_{sqm} - 261_{sqm}

- Mezzanine office space
- 63 amp 3 phase power
- Accessible for medium rigid vehicles under 4m
- Dedicated car parking
- Data enabled
- 5.2m* height clearance

*Height is defined as the vertical distance from floor finish to uppermost concrete slab soffit or roof purlin and excludes structural beams, building services and fire services which require 500mm clearance from the sprinkler head.



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LOCATION

101 Old Pittwater Road,
Brookvale, 2100

Take in the coastal lifestyles on your morning commute, where the lively and vibrant community of the Northern beaches embrace you.

Perfectly positioned within Sydney's Northern beaches, with easy access to transport links and just 500m from the newly renovated Westfield shopping mall, Rockwater Brookvale invites you into a community where connectivity is key. Be welcomed into a vibrant village atmosphere where industrial warehouses and storage offer a space for you to create.





ROCKWATER
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WARRINGAH MALL
5 MIN WALK

20MINS
TERRY HILLS



20MINS
CHATSWOOD
40MINS
**M1 ENTRANCE AT
HORNSBY/WAHRONGA**

40MINS
SYDNEY AIRPORT
30MINS
SYDNEY CBD



● **4 PINES BREWERY**
5 MIN DRIVE

● **WARRINGAH GOLF CLUB**
2 MIN DRIVE

● **CURL CURL BEACH**
10 MINS DRIVE

● **CURL CURL BROADWALK**
10 MINS DRIVE

● **HARBORD HOTEL**
8 MINS DRIVE

● **FRESHWATER BEACH**
9 MIN DRIVE

● **MANLY GOLF CLUB**
9 MIN DRIVE

● **MANLY BEACH**
10 MIN DRIVE

● **MANLY FERRY**
11 MIN DRIVE

● **NORTH HEAD**
14 MIN DRIVE

- KEY LOCATION
- HIGHWAYS
- MAIN ROADS

44



43



41



BASEMENT LEVEL

UNIT	STRATA LOT NO.	TOTAL SIZE (M2)
ST 01	35	24
ST 02	36	25
ST 03	37	27
ST 04	38	43
ST 05	39	92
ST 06	40	34
ST 07	41	24
ST 08	42	24
ST 09	43	23
ST 10	44	23
ST 11	45	23
ST 12	46	23
ST 13	47	23
ST 14	48	23
ST 15	49	23
ST 16	50	23
ST 17	51	23
ST 18	52	48
ST 19	53	47
ST 20	54	15
ST 21	55	34
ST 22	56	31
ST 23	57	58
ST 24	58	58
ST 25	59	42
ST 26	60	42
ST 27	61	59
ST 28	62	32
ST 29	63	28
ST 30	64	28

UNIT	STRATA LOT NO.	TOTAL SIZE (M2)
ST 31	65	33
ST 32	66	42
ST 33	76	63
ST 34	68	29
ST 35	69	25
ST 36	70	25
ST 37	71	30
ST 38	72	38
ST 39	73	111
ST 40	74	99
ST 41	75	46
ST 42	76	46
ST 43	77	39
ST 44	78	38
ST 45	79	173

SOLD

AVAILABLE

Accurate as of Apr 2024

GROUND LEVEL

UNIT	STRATA LOT NO.	WAREHOUSE SIZE (M2)	MEZZANINE SIZE (M2)	TOTAL SIZE (M2)	CAR SPACES
UNIT 01	1	142	50	192	3
UNIT 02	2	91	35	126	1
UNIT 03	3	75	25	100	1
UNIT 04	4	75	25	100	1
UNIT 05	5	75	25	100	1
UNIT 06	6	74	25	99	1
UNIT 07	7	74	25	99	1
UNIT 08	8	74	25	99	1
UNIT 09	9	105	40	145	2
UNIT 10	10	108	32	140	2
UNIT 11	11	166	68	234	2
UNIT 12	12	138	49	187	2
UNIT 13	13	138	49	187	2
UNIT 14	14	138	49	187	2
UNIT 15	15	136	49	185	2
UNIT 16	16	128	38	166	2

LEVEL ONE

UNIT	STRATA LOT NO.	WAREHOUSE SIZE (M2)	MEZZANINE SIZE (M2)	TOTAL SIZE (M2)	CAR SPACES
UNIT 17	17	89	26	115	2
UNIT 18	18	74	25	99	1
UNIT 19	19	74	25	99	1
UNIT 20	20	74	25	99	1
UNIT 21	21	74	25	99	2
UNIT 22	22	74	25	99	1
UNIT 23	23	74	25	99	2
UNIT 24	24	74	25	99	1
UNIT 25	25	74	25	99	1
UNIT 26	26	118	0	118	2
UNIT 27	27	64	39	103	2
UNIT 28	28	76	34	110	2
UNIT 29	29	202	59	261	3
UNIT 30	30	161	50	211	2
UNIT 31	31	137	50	187	2
UNIT 32	32	137	50	187	2
UNIT 33	33	137	50	187	2
UNIT 34	34	145	0	145	2

SOLD

AVAILABLE

Accurate as of Apr 2024

FLOORPLAN BASEMENT LEVEL

Stage 01 Release
Available Now

SOLD Sold Units

Self Storage Units - 15-173sqm

Micro Warehouse with mezzanine office space - 99-126sqm

Modern Warehouses with mezzanine office space - 125-267sqm



FLOORPLAN GROUND LEVEL

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About Hannas

Hannas is a Sydney based, privately owned property development and civil infrastructure company. With over 35 years of operations, Hannas has delivered landmark projects across industrial, residential and commercial sectors, each with a core focus on design excellence, innovation and integrity. Most recently Hannas has been proud to deliver iconic projects such as Bluestone Industrial Estate and The Harrington Collection, whilst maintaining a strong pipeline of future developments across Australia.



THE
HARRINGTON
COLLECTION

Also by Hannas

The Harrington Collection

Nestled within the heart of The Rocks, Sydney, The Harrington Collection is bringing 58 unique residences to one of Sydney's most opulent neighbourhoods. Designed by award-winning architects fjmt, The Harrington Collection draws cues from the dramatic texture and beauty of its heritage locale, providing an elevated masterplan across 3 distinct buildings. With uninterrupted views of the Opera House and Sydney Harbour Bridge, and the opportunity to connect with all the vibrant happenings of the cobblestone streets of Sydney's most timeless location, The Harrington Collection is built around modern living with a completely timeless nature.

<https://harringtoncollection.com.au/>

Location	The Rocks, Sydney, NSW
Project Value	\$350,000,000.00
GFA	10,250m ²
Project Status	Completed
Year Completed	2021
Architects	fjmt
Builder	Icon





Location	Lane Cove West, NSW
Project Value	\$80,000,000.00
GFA	11,000m ²
Project Duration	24 months
Year Completed	2023
Architects	SBA Architects
Builder	Patterson Building Group

Also by Hannas

Arc Lane Cove

Set within Sydney's flourishing Lane Cove industrial community, only 15 minutes from the CBD, Arc Lane Cove offers an unrivalled solution for strata storage and warehousing, across the industrial estate market. Consisting of 51 generous strata storage units ranging from 20 – 75sqm and 48 modern, flexible warehouses with mezzanine office space between 95 – 301sqm, all with 24/7 secure access.

<https://www.arclanecove.com/>



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