



Gross Waddell ICR

TWO-LEVEL OFFICE BUILDING PART OWNER-OCCUPIER OPPORTUNITY PRIME CROYDON POSITION

39-41 Hewish Road, Croydon



FOR SALE BY EOI CLOSING THURSDAY 8th OCTOBER 2026 AT 3PM

Introduction

Gross Waddell ICR, with Charter Keck Cramer acting as Transaction Advisor, is pleased to offer 39-41 Hewish Road, Croydon. A rare opportunity to secure a substantial commercial freehold in one of Croydon's most accessible commercial locations, with two (2) existing leases providing the ability to part-occupy or re-lease and generate a substantial income stream.



Transaction Advisor:



Sale Process

The property is offered for sale via Expressions of Interest, closing at 3:00 pm on Thursday the 8th of October 2026.

Terms of Sale

10% deposit, balance of monies 60/ 90/ 120 days or by negotiation.

Please contact the exclusive sales and marketing agents to obtain further information or to arrange an inspection.

Exclusive Selling Agents



DANNY CLARK
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GLENN YE 叶格林
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39-41
Hewish Rd
Croydon



34 CAR SPACES
ON TITLE

LACEY ST

27.4 M *

HEWISH RD

24.5 M *

STURT ST S

Property Highlights



Two-level office building of 1,737 sqm* of lettable area; 862 sqm* on the ground floor and 875 sqm* on the first floor



Strong income profile returning \$228,485 net per annum*



Ground floor tenant's lease expires March 2027, providing scope to occupy, re-lease or convert to alternate uses post lease expiration



First floor is securely leased to Woodards through to July 2029 plus options, providing a stable income profile



Sizeable 2,716 sqm* landholding benefitting from two street frontages



Favourably zoned IN1Z, providing genuine scope for future redevelopment, conversion or further extension to the building envelope (STCA)



Off-street parking for 34 cars, a rare and valuable offering in a tightly held precinct. The ground floor is allocated 23 car spaces and the 1st floor is allocated 11 car spaces



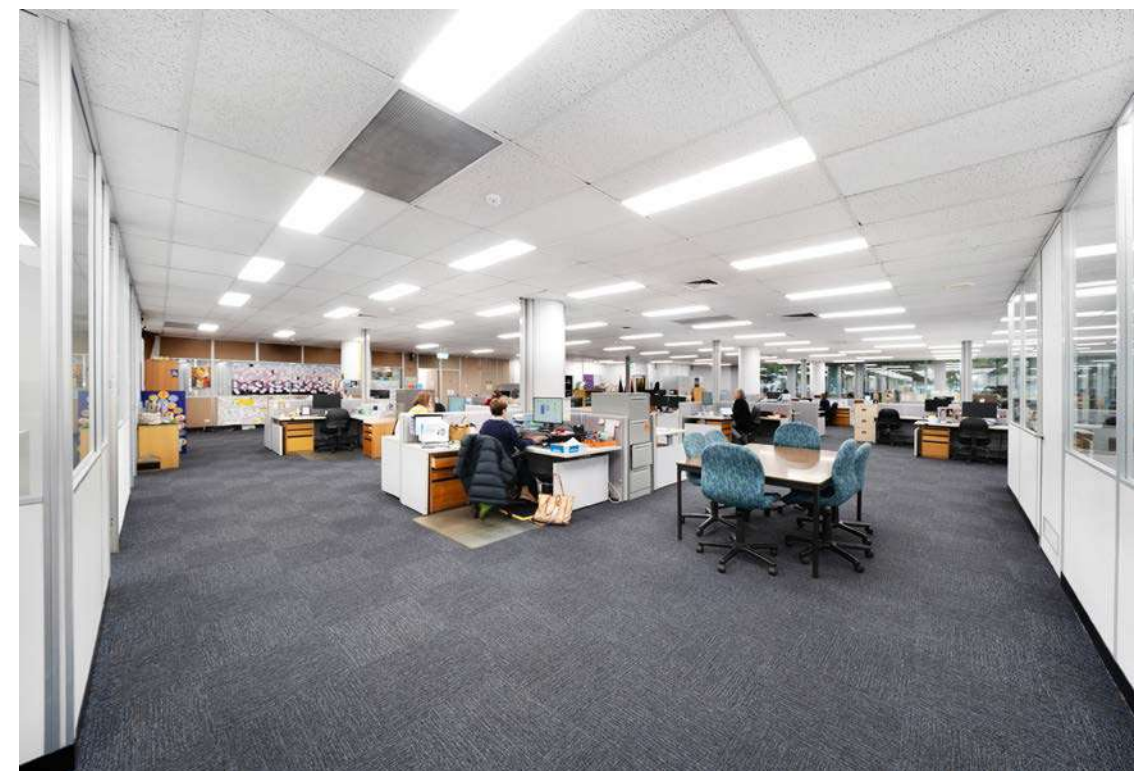
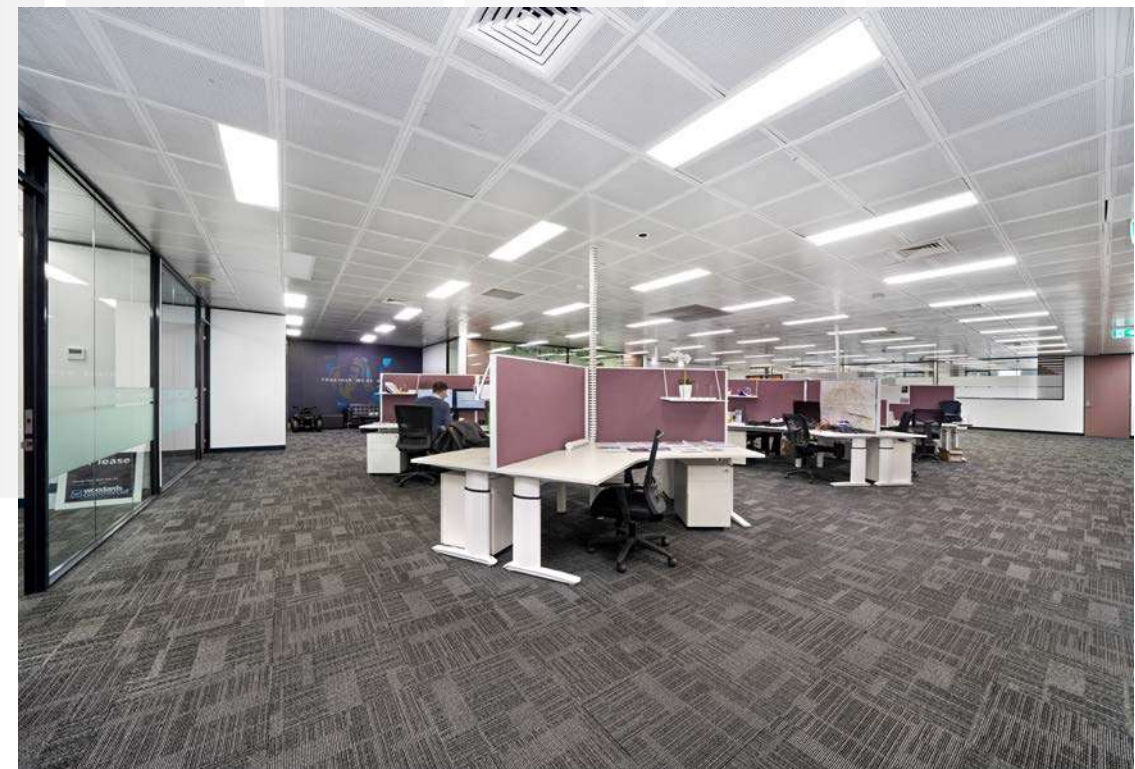
Positioned just 340 m* from Croydon's Main Street shops, 800 m* to Croydon Central and 550 m* from Croydon train station, keeping staff and clients close to retail, dining and transport



Excellent arterial access via Dorset Road, Mt Dandenong Road and Maroondah Highway, connecting staff, clients and freight across Melbourne's eastern suburbs



5 Star NABERS Energy Rating



*Approx.


CIVIC SQUARE

 CROYDON OVAL

 CROYDON STATION


39-41
Hewish Rd
Croydon

 Croydon Central



HEWISH RD

LACEY ST



Surrounded by Amenity

Just moments from Croydon's bustling retail precinct, the property is within easy reach of cafés, restaurants, supermarkets and everyday services, creating an attractive and convenient environment for businesses and their employees.

Location

Prime Croydon Location

Positioned in the heart of Croydon, 39-41 Hewish Road benefits from a highly accessible location within a well-established major activity centre, surrounded by retail, hospitality, professional services and community amenity.

Excellent Transport & Connectivity

The property is conveniently located close to Croydon Train Station and multiple bus services, providing easy access for staff, clients and visitors. Major arterial roads including Maroondah Highway and Mount Dandenong Road, providing strong connectivity throughout Melbourne's eastern suburbs.



The Property

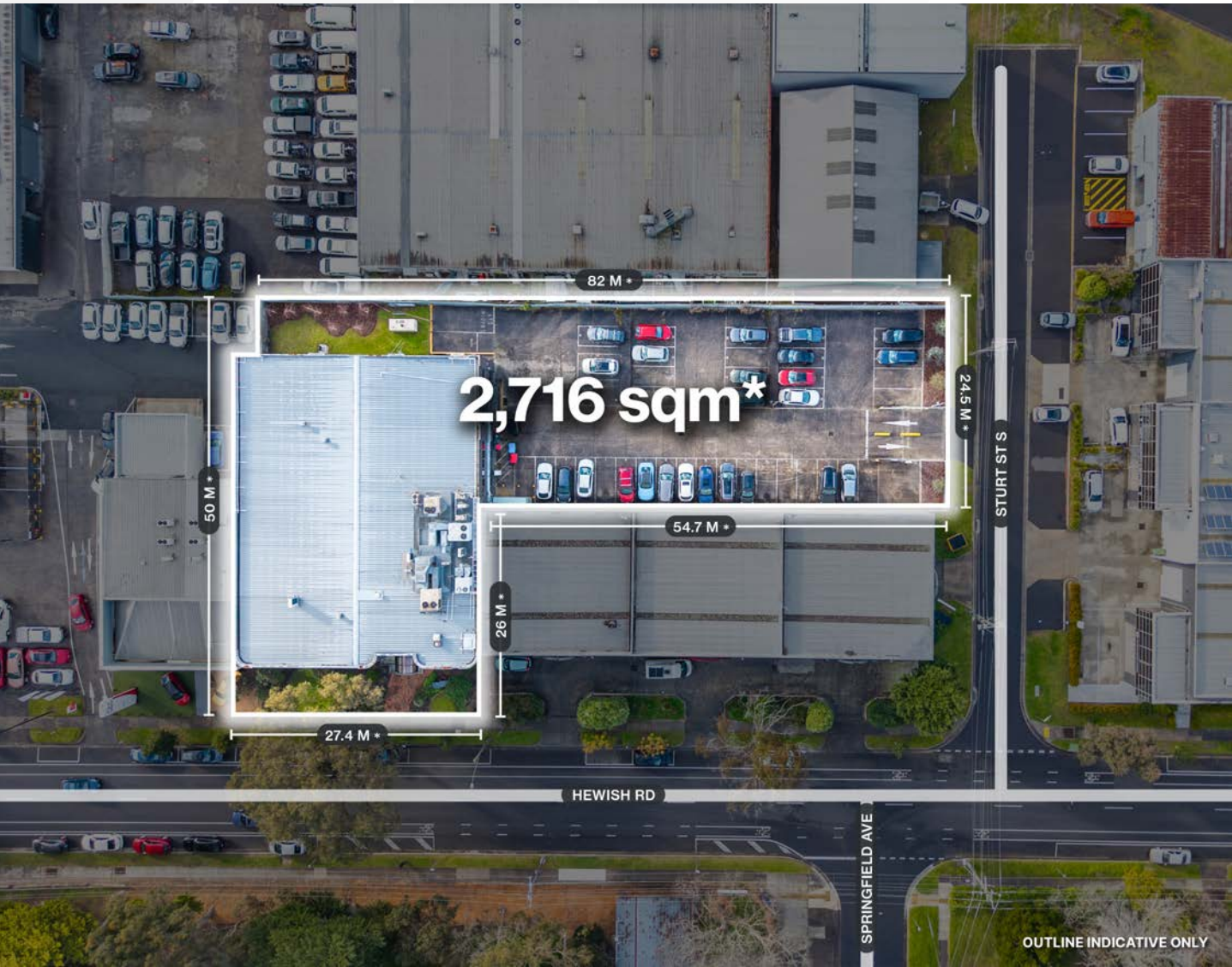
Address

39-41 Hewish Road, Croydon VIC 3136

Title Particulars

Land In Plan of Consolidation 15611.
Volume 09532 Folio 091

Lot 1 on Title Plan 101152B
Volume 09634 Folio 681



Zoning

Industrial 1 Zone (IN1Z) within the Maroondah Planning Scheme.

NABERS Energy Rate

The property benefits from a 5-star NABERS Energy Rating

Car Spaces

34 secure at grade car bays plus visitors and loading bay

Property Description

The property comprises a substantial two-level standalone office building positioned on a sizeable 2,716 sqm* landholding with two street frontages

- Total lettable area: 1,737 sqm*
- Ground floor: 862 sqm*
- First floor: 875 sqm*

The building provides substantial self-contained office accommodation across both levels, with the ground floor lease expiring in March 2027 and the first floor securely leased to Woodards until July 2029 plus options.

39-41 Hewish Road, Croydon comprises a substantial two-level commercial building providing quality self-contained office accommodation across both floors. The improvements are serviced by a common ground-floor foyer and lift, with each level configured as a discrete, self-contained tenancy.

Both floors present as open-plan office environments benefiting from significant natural light and generous ceiling heights, lending the accommodation a bright and functional character well suited to contemporary occupier requirements. The regular floor plates offer a high degree of flexibility, with scope to retain the existing open-plan configuration or to carve the floors into smaller individual tenancies or sub-divide to suit future demand, subject to the necessary consents and approvals (STCA).

 CROYDON
STATION


39-41
Hewish Rd
Croydon


CIVIC SQUARE

 
Woolworths

 
CHEMIST WAREHOUSE DISCOUNT CHEMIST THE REJECT SHOP

SWIN
BUR
NE

MT DANDENONG RD

SPRINGFIELD AVE

HEWISH RD

STURT ST S

LACEY ST



Tenancy Schedule

Tenancies	Tenant	Lettable Area (sqm*)	Car Spaces	Lease Term (Yrs)	Start Date	Expiry Date	Options Re-remaining (Yrs)	Rent \$P.A.	Next Review		
									Date	Type	Structure
Ground Floor	Melbourne Archdiocese Catholic Schools	862	23	6 y 3 m	01-Jan-21	31-Mar-27	Nil	\$174,839.64	-	3.00%	Net
1st Floor	Woodards	875	11	3	07-Jul-26	06-Jul-29	3	\$116,500.00	07-Jul-27	4.00%	Gross
TOTAL		1,737	34					\$291,339.64			

Financial Summary

Passing Income	
Melbourne Archdiocese Catholic Schools	\$174,839.64
Woodards	\$116,500.00
Total Passing Rental Income	\$291,339.64
Total Expenditure	(\$174,839.64)
Add Operating Expenditure Recoveries	
Cleaning	\$3,764.73
Electricity and Gas	\$15,151.20
Maintenance and Repairs	\$23,682.47
Rates and Taxes	\$634.17
Rubbish Removal	\$440.00
Security	\$724.50
Land Tax	\$13,724.47
Insurance	\$3,475.46
ESM	\$1,284.65
Add Outgoings Recoveries	\$62,881.64
Estimated Fully Leased Net Operating Income	\$228,458.00



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Transaction Advisor:





CROYDON
STATION



Croydon
Central



coles

Baker's Delight



39-41
Hewish Rd
Croydon

LACEY ST

HEWISH RD

STURT ST S



Gross Waddell ICR

Every angle covered.

Gross Waddell ICR and Staff ("The Agents") for themselves and the Vendor of the property give notice that:

- 1.The Agents advise that the financial information in this report, relating to income, outgoings and the like is provided in good faith without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the property.
- 2.The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract.
- 3.All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. A draft Agreement for Sale of Land is available for inspection at the offices of the marketing agents. In the event of inconsistency between the Information Memorandum and the Agreement of Sale of Land, the provisions of the Agreement of Sale of land shall apply.
- 4.No person in the employ of Gross Waddell and Staff has any authority to make or give any representation or warranty whatsoever in relation to this property.
- 5.The Agents, the Vendor and each of their associates and every person involved in the preparation of the Information Memorandum expressly disclaim any liability on any ground whatsoever for any direct or consequential loss or damage (whether foreseeable or not) which may result from any party acting on or relying upon all or any part of the information contained in the Information Memorandum notwithstanding any negligence, default or lack of care.
- 6.The rent, outgoings and other amounts payable by a tenant ("tenant payments"), as well as the value of the property, may be affected by GST, especially if the owner is unable to recover GST on tenant payments received from tenants.
- 7.This Information Memorandum does not constitute financial advice of any type or form. All interested parties are advised to consult their own financial and/or investment advisor.
- 8.*Denotes approximate.