

One Millers

One Millers occupies 1-9 Millers Road in Brooklyn, in Melbourne's western industrial belt between the Maribyrnong River and the West Gate Freeway where the city's freight and manufacturing land sits. The development is an industrial estate of warehouse and showroom units, designed by Steven D'Andrea. The published leasing material describes the estate as small-format industrial units with office space, let to occupiers who need a yard, a roller door and a address in the western suburbs. The units are arranged in a single estate, with the hardstand and loading areas between the buildings. The governing constraint is the industrial brief. Each unit needs a hardstand, a loading area, three-phase power and a sprinkler connection, and the estate has to be subdivided and titled so that owner-occupiers and tenants can hold individual units without sharing services. Baracon's role on the project runs through the development. The project was valued at $15 million and completed in 2017, and the project file sits within Baracon's current project management system alongside the industrial work at The Bund. The estate was delivered and titled as individual units, with the services and the hardstand completed before the first occupation. It sits with The Bund in Port Melbourne as the industrial projects in Baracon's portfolio, and the two share the same architect and the same small-unit estate model.

PROJECT LOCATION

One Millers, 1-9 Millers Road, Brooklyn

PROJECT YEAR

2017