

# GOOD IS COMMERCIAL FLEXIBILITY

# GREAT IS WHAT YOU DO FROM HERE

Slough Business Park  
Corner Holker Street and Slough Avenue,  
Silverwater, NSW

MAKING  
SPACE  
FOR  
GREATNESS

**Goodman**



# Strategic location



Slough Business Park is a multi-unit estate situated in the heart of Sydney's central west in Silverwater.

The estate benefits from an on-site café, convenient access to Sydney's arterial road network and flexibility for businesses to grow their business in one location.





Conveniently located on the corner of Silverwater Road and Holker Street, Slough Business Park provides great exposure and connectivity.

The estate is situated within close proximity to the M4 Motorway and Parramatta Road, and a number of public transport options are available nearby.

CENTRAL  
CONNECTION

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ON-SITE

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café

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1.5KM

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to M4 Motorway

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3KM

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to Auburn train station

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19KM

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to Sydney CBD

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Easy  
access

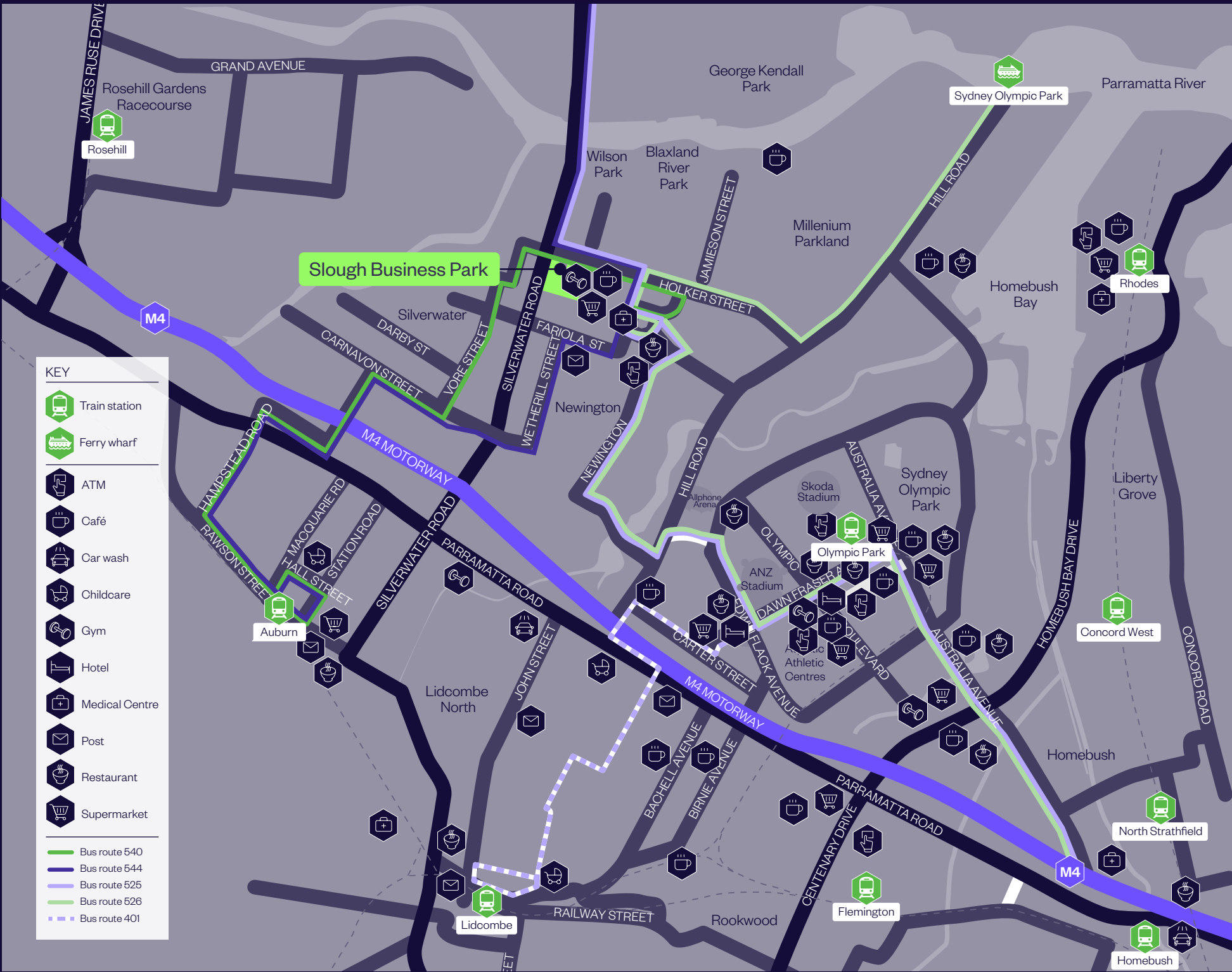


# VIEW FROM ABOVE



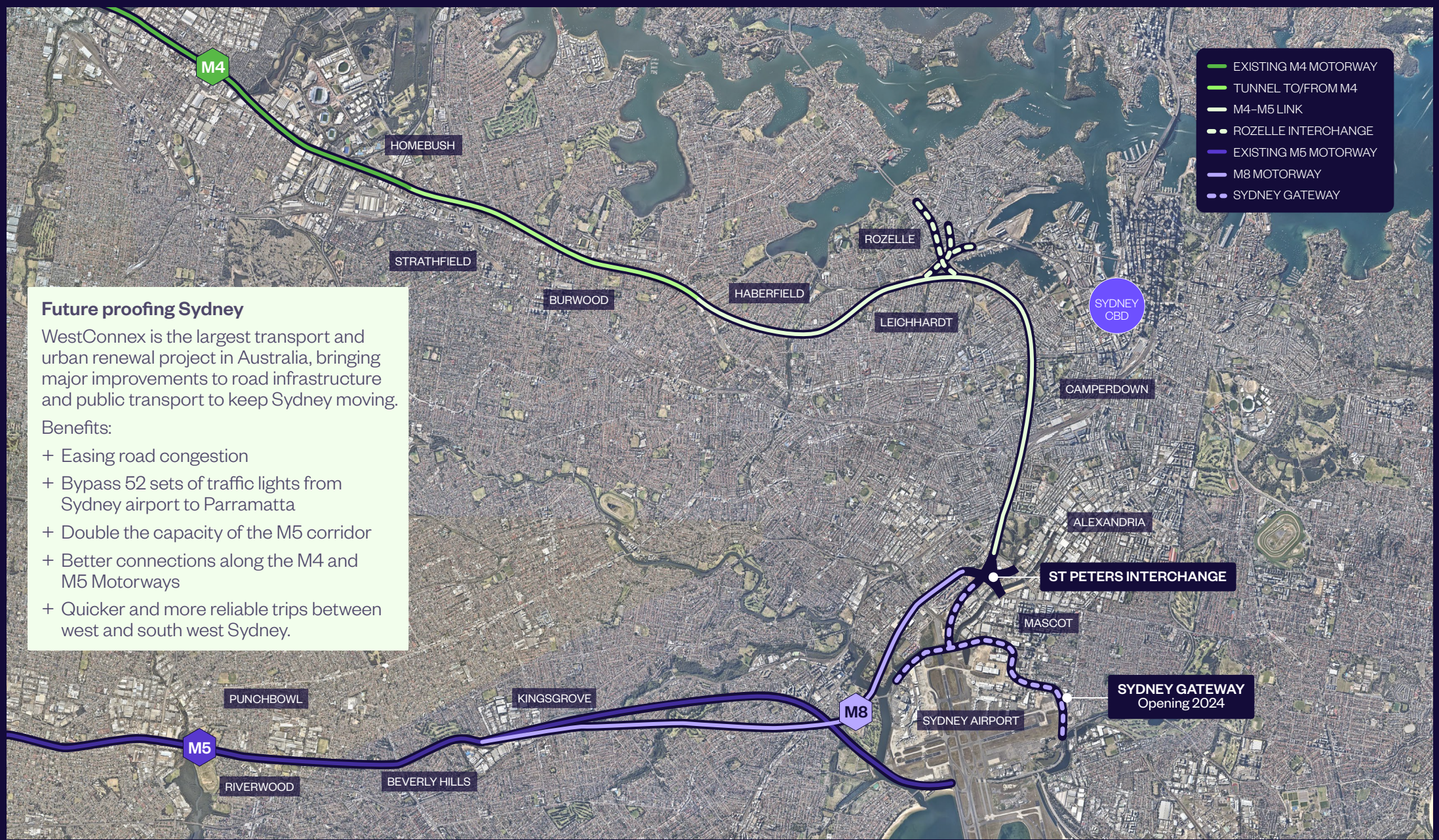


# ACCESS





# WESTCONNEX – IMPROVING ACCESS





Key area statistics



4.3m  
TOTAL POPULATION



1.5m  
TOTAL HOUSEHOLDS



\$233.7bn  
TOTAL PURCHASING POWER

Total spend on



\$6.2bn  
CLOTHING



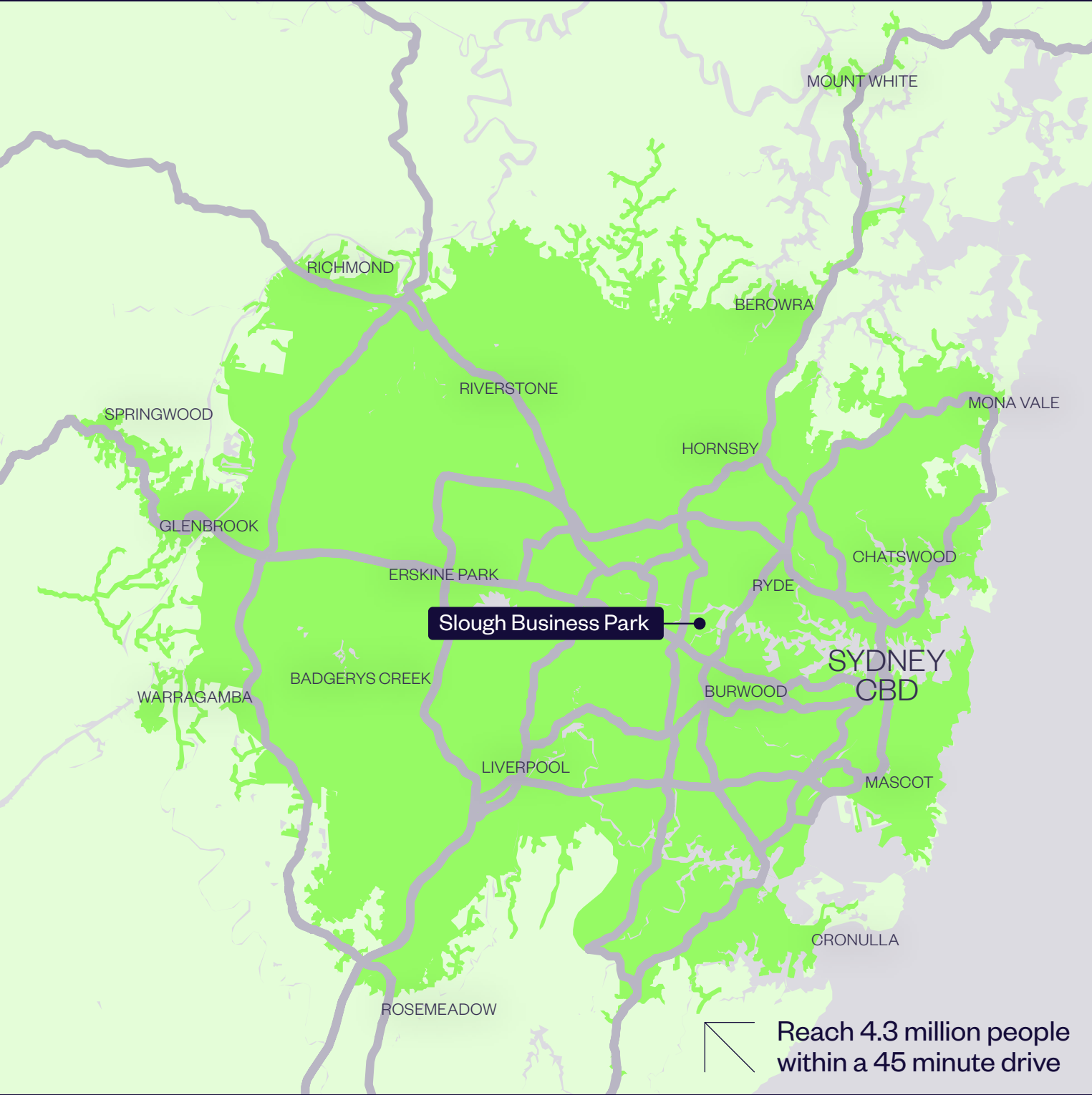
\$20.1bn  
FOOD + BEVERAGE



\$4.9bn  
PERSONAL CARE

WITHIN  
45 MINUTE  
DRIVE TIME

Source: Esri and Michael Bauer Research



Reach 4.3 million people  
within a 45 minute drive



# NEARBY AMENITY AND SERVICES



## On-site

- + Danny's Café
- + Anytime Fitness
- + Alpha Badminton Centre.

## Newington Marketplace

- + Amcal Pharmacy
- + Café Aurora
- + Fishbowl
- + Oporto
- + Subway
- + Woolworths
- + BWS
- + Chemist Outlet Silverwater
- + Newington Medical Centre
- + BP Petrol Station Silverwater.



# SITE PLAN





# FEATURES

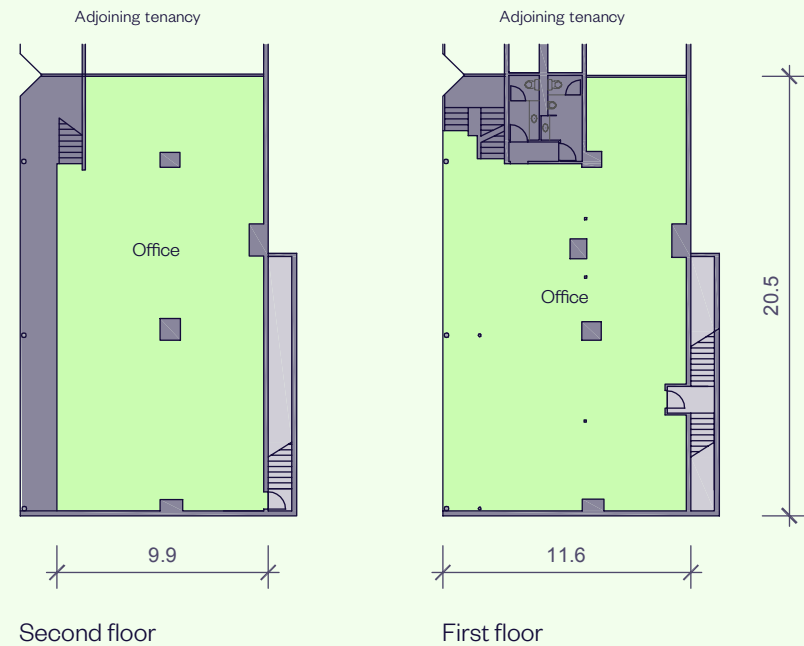
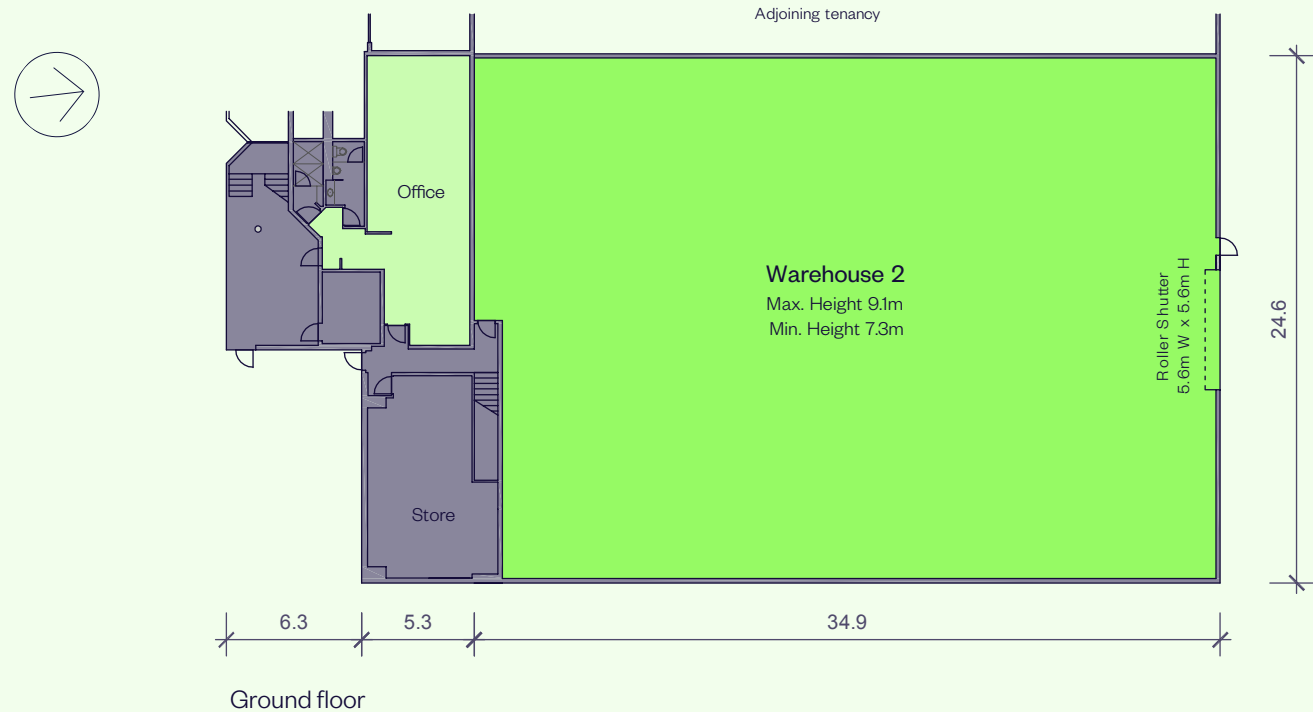


- + Modern office and warehouse spaces from 1,027–1,484 sqm
- + On-grade roller door access
- + Quality 320 sqm office space
- + LED lighting
- + ESFR sprinklers
- + On-site café
- + Ample on-site parking.



# UNIT 2 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	839.7
Office and amenities	207.2
First floor	
Office and amenities	234.7
Second floor	
Office	202.1
Total area	1,483.7



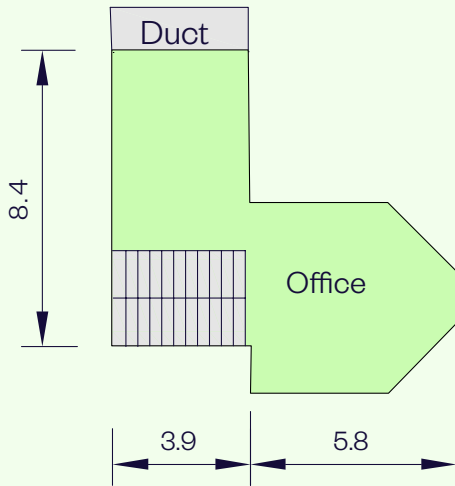


# UNIT 17 PLAN

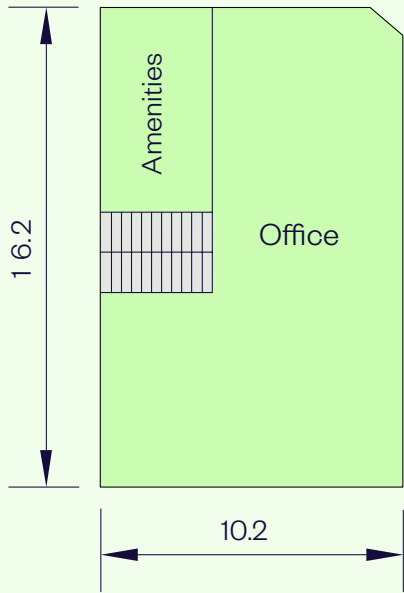
AREA SCHEDULE	SQM
Ground floor	
Warehouse	801.9
First floor	
Office	60.6
Second floor	
Office	164.9
<b>Total area</b>	<b>1,027.4</b>



Ground floor



Firstfloor

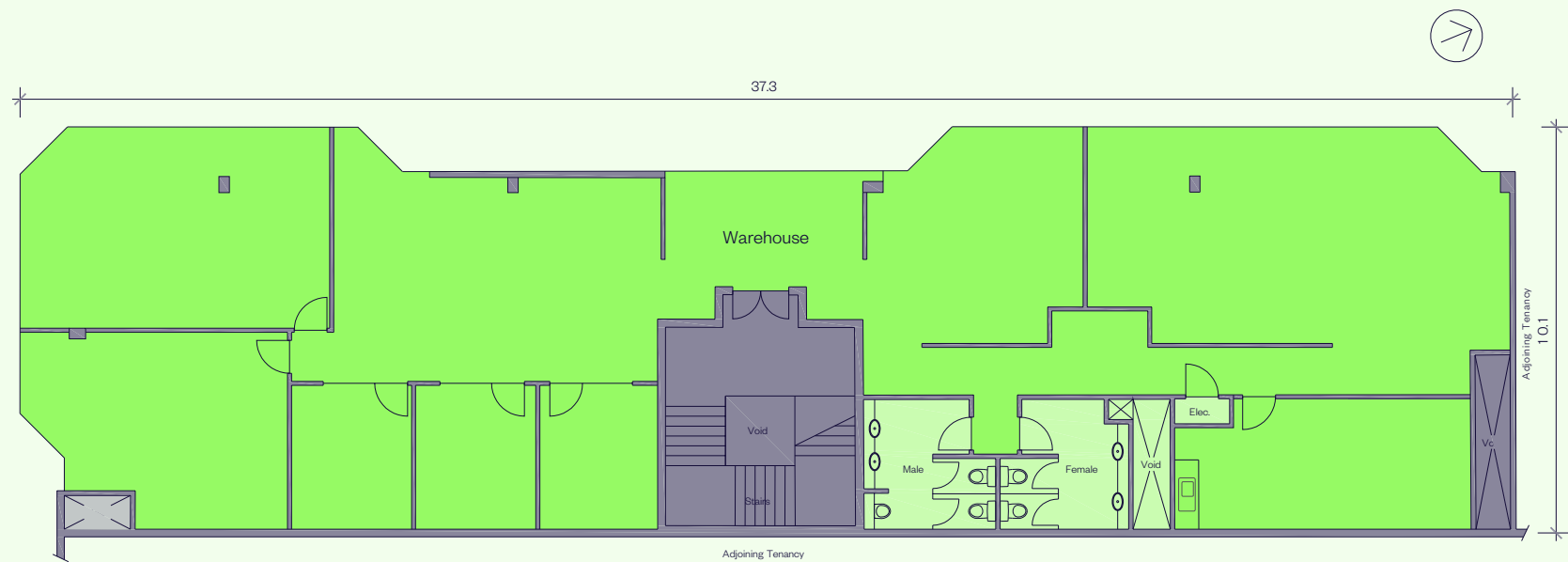


Secondfloor



# UNIT 50C PLAN

AREA SCHEDULE	SQM
Second floor	
Warehouse	319.6
Total building area	319.6





Our teams provide progressive insights to business needs in an ever-changing world



### Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

### Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE



We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.



Here’s a snapshot of some of our initiatives across our Australian portfolio.

**Carbon neutral organisation**

Goodman proactively monitors the carbon footprint under our operational control. We purchase 100% renewable electricity and offset residual emissions with high quality carbon offsets to achieve carbon neutral in operations certification via Climate Active.

**Climate resilience**

Goodman has several control measures in place to future-proof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include installation of solar PV, inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

**Solar**

We have installed over 66MW of rooftop solar on more than 200 of our buildings in Australia. That’s more than 200,000 solar panels – enough to power 15,700 homes, or the equivalent of taking 34,000 passenger vehicles off the road.

**LED lighting and motion sensors**

100% of the portfolio has LED lighting and motion sensors. This will support energy efficient operations, and provides optimum lighting comfort for our customers.

**Electric vehicle charging**

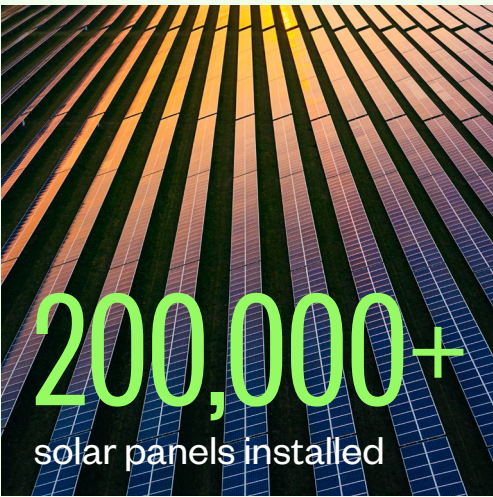
We recognise our role in preparing our estates, our people, and our customers for a zero emissions future. We’re supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers on their electric vehicle requirements.

**Building certifications**

Goodman is targeting 5 star Green Star Buildings rating on all new warehouse developments. This third-party certification demonstrates best practice in environmentally sustainable design.

**Active water monitoring and management**

Goodman have implemented several sustainable landscaping initiatives in an effort to reduce potable water consumption across the portfolio. These include rainwater tanks, smart potable water meters and drought tolerant planting.



Sustainability

# INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



At Goodman, we lead the way in inclusion and diversity



# FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and we're determined to make a difference.



# GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation  
Bottom L-R: Clontarf Foundation,  
Thread Together, Bestest Foundation

## How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

### Children and youth

Charity organisations who help protect, nurture and support children or young people.

### Food rescue and environment

Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

### Community and community health

Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

LEARN MORE ABOUT THE  
GOODMAN FOUNDATION





# CONTACT



## ENQUIRE NOW

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