

21 Basil Way

Alfreton, VIC



Unlock a rare opportunity to secure a premium industrial investment in Ballarat's high-growth Alfreton precinct. Purpose-built in 2021, this modern industrial facility is anchored by Australian Grain Systems -an established national tenant - on a secure 7-year lease generating a strong net annual return of \$213,437. With CPI-linked increases and two further 5-year options in place, this asset delivers long-term income certainty and enduring value.

Offered at a purchase price of \$3.6 million, the asset reflects a compelling 5.9% yield, underpinned by a rent rate currently sitting at the lower end of market benchmarks - offering potential for rental uplift at lease renewal in 2029.

Strategically located just 4km from Ballarat's CBD within the Industrial 1 Zone (IN1Z), the property offers exceptional connectivity and growth prospects in one of Victoria's fastest-expanding regional cities. Investors will benefit from the tax efficiencies of a near-new 2021 build, along with a **50% stamp duty concession** exclusive to regional commercial acquisitions.

This is a true set-and-forget investment: the tenant covers most outgoings, and no immediate capital expenditure is required. With rising regional demand, embedded rental growth, and robust tenant commitment, this asset stands out as a high-performing addition to any commercial portfolio.

Key Information

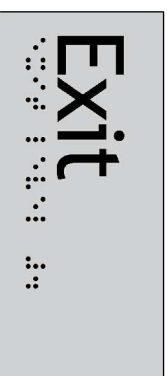
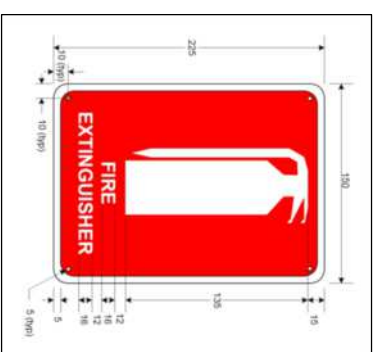
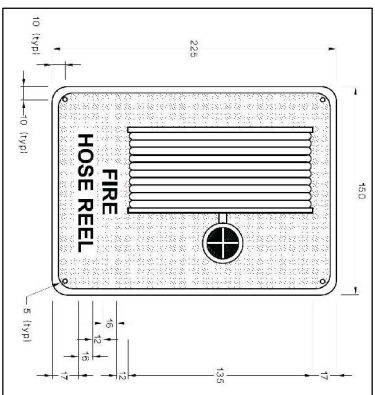
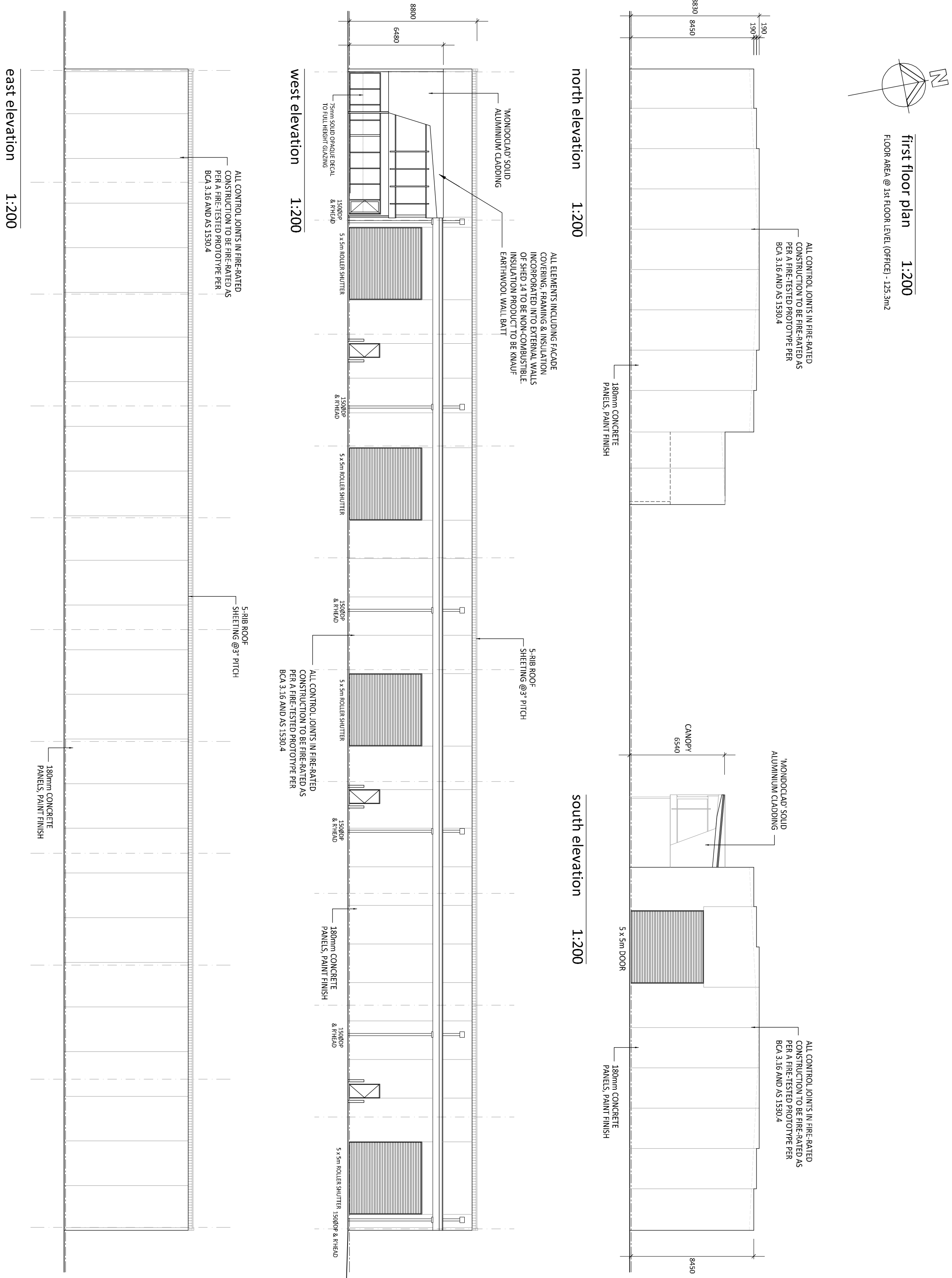
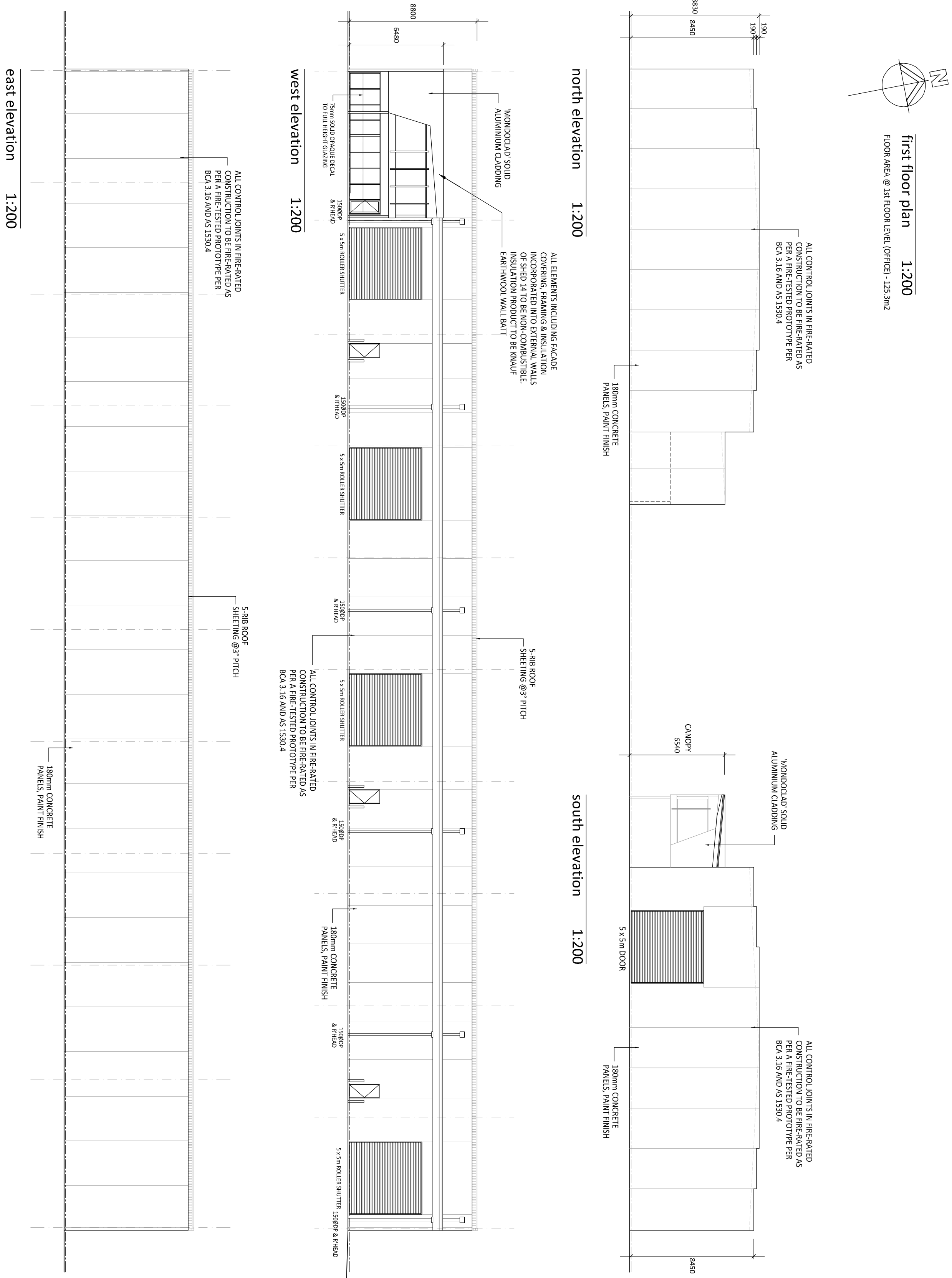
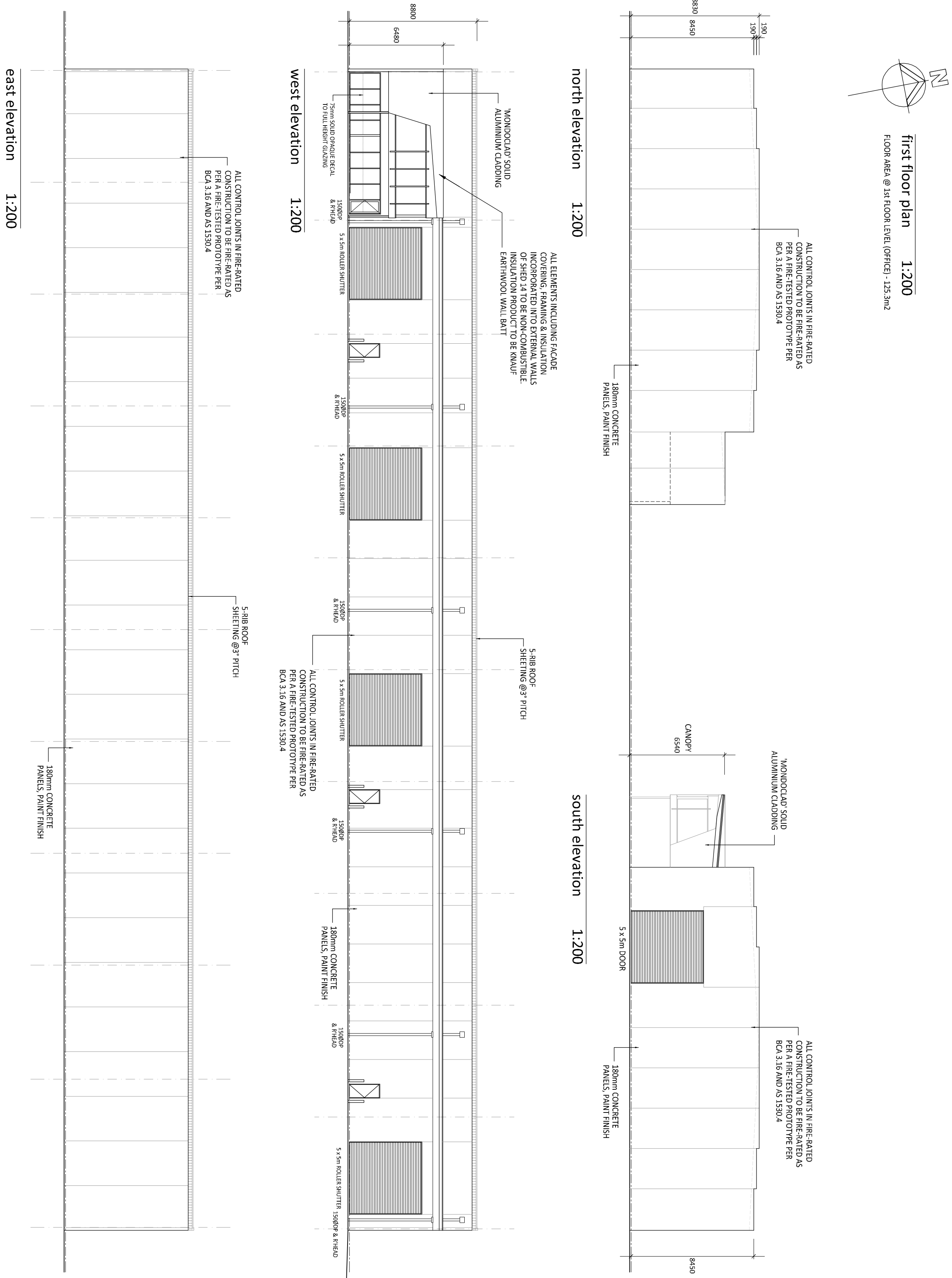
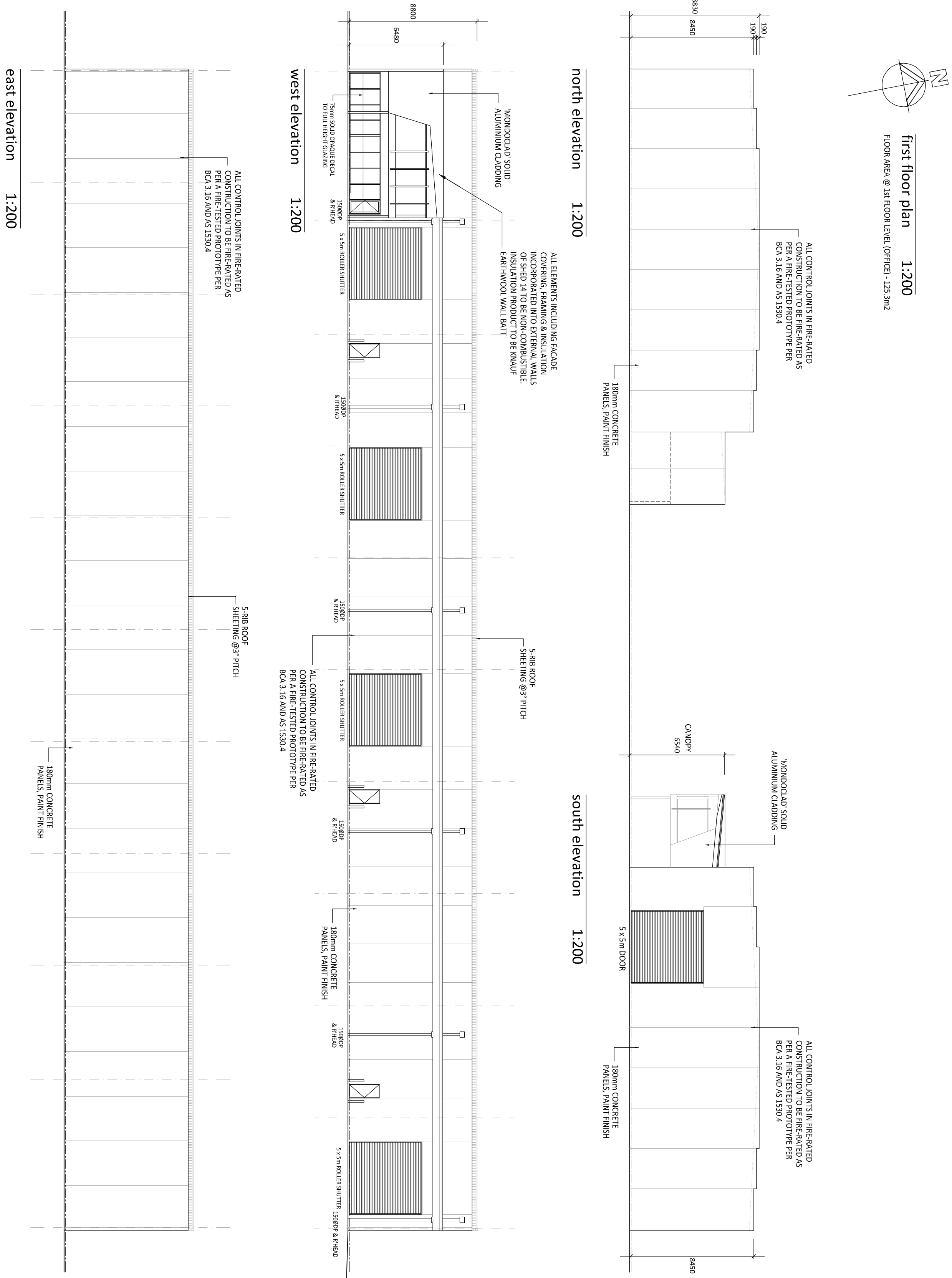
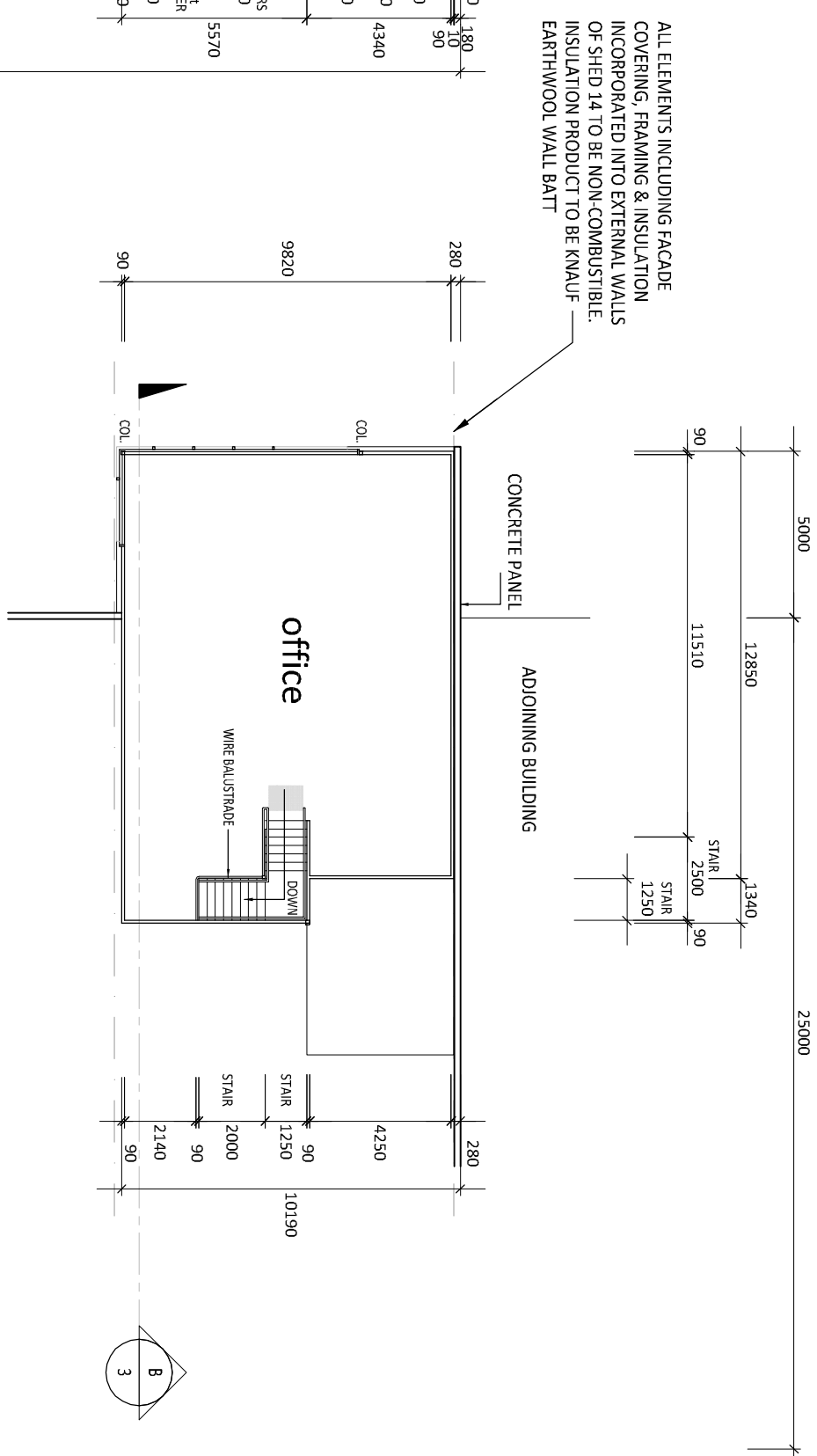
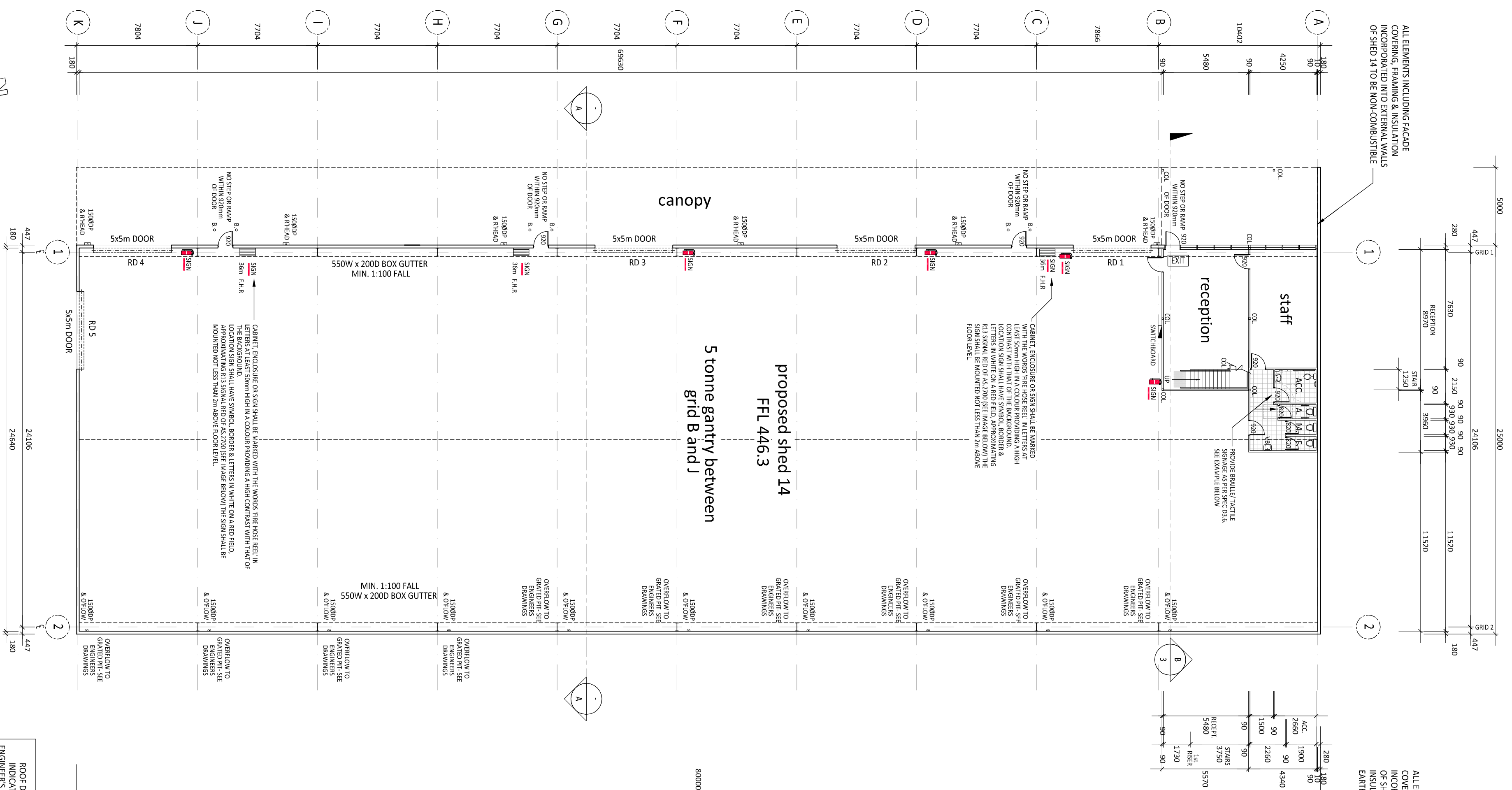
Investment Type	Industrial
Purchase Price	\$3,600,000
Net Yield	5.9%

Key Highlights

- Set & Forget type investment with secure 7-year lease (till 2029) to established tenant Australian Grain Systems - with two further 5-year options providing potential tenancy until 2037.
- Modern 2021 construction providing significant depreciation benefits
- Annual CPI increases between + market rent review at option
- Strategic location just 4km from Ballarat CBD in established industrial precinct
- Modern warehouse/office facility with 5-tonne capacity crane
- Potential 50% stamp duty concession for regional investment - Upfront saving of \$107,000
- Industrial 1 Zone (IN1Z) offering flexibility and future development potential
- Low maintenance investment with no immediate capital expenditure required
- Ample on-site parking and excellent truck access

Background Information

How old is the asset?	3
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	3 None
How long have they been in business overall?	35 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

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madin lyons

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PHIL ROGERS	DP-AD38659

Shed 14
Proposed Mixed Use Commercial
Development - Stage 3

131 Learmonth Street
Alfredton

Simon Clark Developments

Floor Plans Elevations

date	January 2018
drawn	michael king
checked	P.R. 15/9/21
job no.	18004-wd Stage 3
drg no.	18004-wd Stage 3 - 2 of 6
revision	C
scale	AS INDICATED
	ATA

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Location Information

Situated in Alfredton, just 4km west of Ballarat's CBD, this property enjoys an enviable position in one of Victoria's fastest-growing regional cities. Ballarat is Victoria's third-largest city with a population of approximately 118,000 and a Gross Regional Product of \$7.44 billion.

Once defined by its gold mining heritage, Ballarat has transformed into a diverse and thriving regional economy driven by healthcare, education, construction, and manufacturing. The city serves as a key economic hub in Western Victoria, attracting businesses and residents seeking to escape Melbourne's congestion while maintaining strong connectivity.

Located 110km northwest of Melbourne, Ballarat benefits from excellent transport links via the Western Freeway and V/Line train services, making commuting and business connections seamless. This strategic positioning has driven strong population growth and increasing commercial development throughout the region.

The property is situated in Alfredton's growing industrial hub, benefiting from surrounding business infrastructure and excellent access. The area's Industrial 1 Zoning provides operational flexibility, making this an ideal location for businesses requiring warehouse and manufacturing facilities.

Market Strength and Cap Rate

As of early 2025, Ballarat's industrial property market continues to exhibit tight conditions, with capitalization rates (cap rates) for industrial assets currently ranging between 5% and 6%. Buildings below 2,000 square meters remain in high demand, with vacancy rates sitting below 3%, reflecting the ongoing strength of the small to mid-sized industrial sector.

A recent valuation we completed in November 2024 for an industrial property in the Ballarat area further supports this trend, with the valuer applying a cap rate of 5.25% for this market. This result underscores the continued investor appetite for well-located industrial properties in Ballarat, particularly those offering strong lease covenants and modern improvements.

	Low	High
\$/sqm Lettable Area	\$2,172	\$3,420
Analysed Market Yield (%)	3.99%	5.54%

The subject has a larger office/amenities component than that of conventional warehouse buildings within the surrounding area of Delacombe and Greater Ballarat. The property is also occupied by an allied health services provider on a much longer initial lease term than that of conventional warehouse occupants. In addition to recent sales evidence of industrial warehouse buildings we have had regard to the limited sales evidence of warehouse buildings with allied health uses.

We refer the reader to our comparison comments within the above sales tables and have adopted the following capitalisation rate and analysed rate ranges below:

	Adopted Rates
Capitalisation Rate	5.25%
Rate Range (\$/sqm of Lettable Area)	\$2,500 to \$2,700

CAPITAL VALUE (\$/SQM LETTABLE AREA) COMPARISON



ANALYSED YIELD COMPARISON



Tenant Information

Tenant Profile: Australian Grain Systems (AGS) / Edmonds Engineering

Engineering Strength at the Core of Australia's Agricultural Economy

Overview

Australian Grain Systems (trading as **Edmonds Engineering**) is a long-standing, privately owned engineering firm with over **35 years of experience** in the agricultural infrastructure sector. Specializing in the design, manufacture, and commissioning of seed grading, grain handling, and processing systems, AGS plays a crucial role in enhancing the productivity and efficiency of Australia's grain supply chain.

Industry Context

AGS operates in the agribusiness engineering sector, a cornerstone of Australia's economy. Grain is one of the country's largest agricultural exports, and the infrastructure required to clean, treat, move, and store this commodity is mission-critical. This industry is both resilient and essential, supported by strong demand from domestic food producers and global trade partners.

As climate variability, food security, and export demands continue to shape the agricultural landscape, the need for high-performance, customized grain handling systems has never been greater. AGS answers this need with advanced, tailored engineering solutions—from mobile seed graders to large-scale silo and conveyor systems.

Technical Excellence & Innovation

AGS is known for its technical capabilities and custom manufacturing. It produces:

- Mobile and stationary seed graders
- Grain screens and conveyors
- Treatment systems for grain and seed
- Large-capacity bulk handling equipment

The company has delivered significant infrastructure projects, including 250-tonne-per-hour stockfeed plants and what is believed to be one of the largest mobile seed graders in the world. These projects highlight its engineering depth and its value to industrial-scale agribusiness clients.

Reputation & Leadership

Owned and operated by Andrew John Holloway, AGS is guided by industry experience, engineering know-how, and a strong commitment to innovation. Its decades-long track record and project portfolio have earned it a trusted reputation in a sector where reliability and technical precision are paramount.

Why AGS Stands Out as a Tenant

- Long-standing, technically proficient business in a recession-resilient sector
- Embedded in a high-demand industry essential to both domestic supply and global trade
- Custom operations and infrastructure, underscoring permanence and specialization
- Trusted by large-scale agricultural and industrial clients for turnkey engineering solutions



Financial Overview

Purchase Price: \$3.6m

Rent / **Rent net:** \$222,000 / **\$213,437** (after July 2025 increase)

Tenant Australian Grain Systems

Net Rent \$222,000 + GST (from July 2025)

Lease Term 7 years

Lease Start 1 July 2022

Lease Expiry 30 June 2029

WALE (July 2025) 4 years

Annual Increases CPI increases annually

Market Review At option

Security Bond of \$40,000

Options 2 x 5 years

Lease Type Net

Outgoings By tenant - except Property Management (\$7,063) & Land Tax (\$1,500)

[Rental Yield Calculator](#)

Rental Comparison

Address | Total NLA | Rent \$/m2

21 Basil Way, Alfredton | ~1800m2 | \$118/m2

2 Basil Way, Alfredton | 1598m2 | \$94/m2

133 Learmonth Street, Alfredton | 1988m2 | \$146/m2

4/42 Paddys Drive, Delacombe | 296 sqm | \$145/sqm

6/27 Laidlaw Drive, Delacombe | 250 sqm | \$114/sqm

3/422 Sutton Street, Delacombe | 445 sqm | \$157/sqm

33 Grandlee Drive, Wendouree | 1503m2 | \$145/m2

908 Latrobe Street, Delacombe | 895m2 | \$143/m2

1111 Howitt Street, Wendouree | 620m2 | \$455/m2

998 Norman Street, Wendouree | 302m2 | \$187/m2

316 Dowling Street, Wendouree | 763m2 | \$147/m2

Offer to Purchase

Offer to Purchase	\$3,600,000
Initial Deposit	100000
Due Diligence	28
Finance Days	28
Settlement	21

More Images











Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.