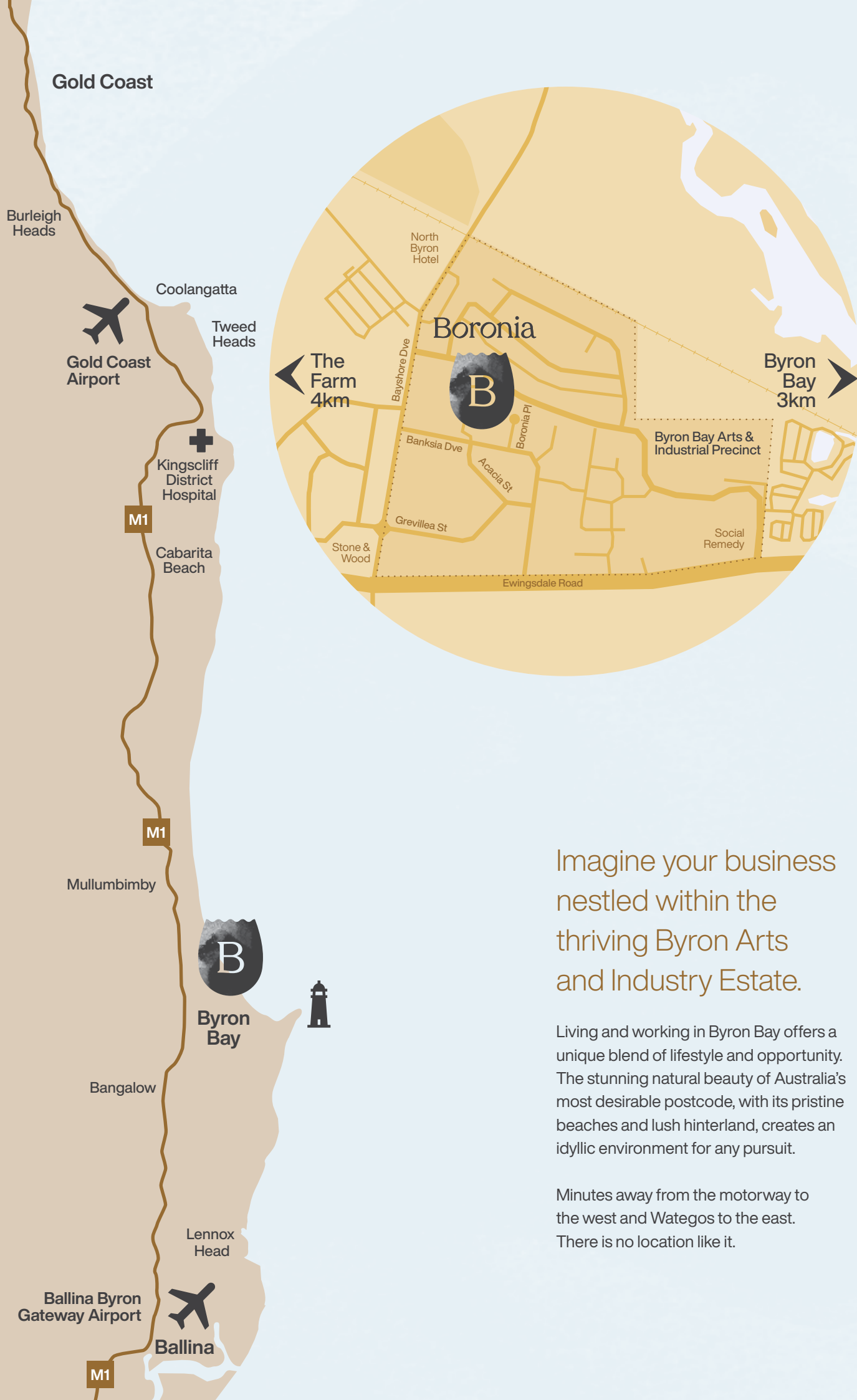






Welcome to 3 Boronia Place, located on the old Bells Ice factory site. Discover an industrial legacy reimagined into 16 meticulously crafted, workspace warehouses.



Imagine your business nestled within the thriving Byron Arts and Industry Estate.

Living and working in Byron Bay offers a unique blend of lifestyle and opportunity. The stunning natural beauty of Australia's most desirable postcode, with its pristine beaches and lush hinterland, creates an idyllic environment for any pursuit.

Minutes away from the motorway to the west and Wategos to the east. There is no location like it.



The Farm



The Social Remedy



North Byron Hotel

BYRON ARTS & INDUSTRY ESTATE

Over the last 40 years, the Byron Arts and Industry Estate has evolved from an isolated industrial area into a lively hub for industry, innovation and creativity.

Byron Bay's Arts and Industry Estate is a vibrant hub that showcases the region's creative spirit. Nestled amidst lush greenery, it features a diverse range of art galleries, studios and artisan workshops.

Visitors can explore unique handcrafted goods, contemporary art, and innovative design. The area hosts regular markets and events, fostering a sense of community and collaboration among local artists. With its eclectic mix of creativity and craftsmanship, the precinct attracts art lovers and tourists alike, making it a must-visit destination.

The atmosphere is infused with a laid-back coastal vibe, reflecting Byron Bay's artistic culture.







Boronia, Byron Bay is a collection of 16 boutique warehouses located amongst the trees on the site of the old Bells Ice factory.



Aesthetically pleasing and designed with flexibility in mind, Boronia is in a class of its own. Create the perfect workplace, the last mile distribution store, your trade base or your office.

With amenities like a well equipped kitchen and finishes equivalent to a luxury home, Boronia is anything you envision and more.

A warehouse. A workspace. A play space.
The choice is yours ...



4.2m Internal
Warehouse
Clearance



63 AMP
3 Phase
Power



Full Floor
Level 1
Workspace



Abundant
Natural Light



24/7
Access



Data
Enabled



Luxurious
Bathrooms
Both Levels



Air
Conditioned
Level 1



Generous
Kitchenettes
Both Levels

UNIQUE FEATURES





1

Abundant
Natural Light
to Level 1
Workspace

2

Air
Conditioned
Level 1

3

Full Floor
Level 1
Workspace

4

4.2m Internal
Warehouse
Clearance



Artist's Impression

5

Additional
Mezzanine
Storage

6

2.7m Office
Ceiling Height

7

Kitchen and
Bathroom
Amenity to
Both Levels

8

Data
Enabled

WORK +SPACE

Units 1-6

Confirm unit orientation on main floor plans



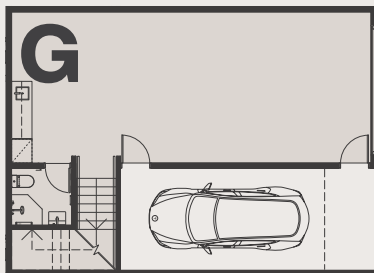
Ground Floor Plan



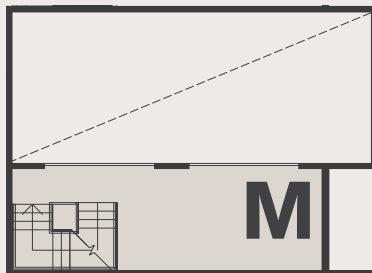
Level 1

Units 7-15

Confirm unit orientation on main floor plans



Ground Floor Plan



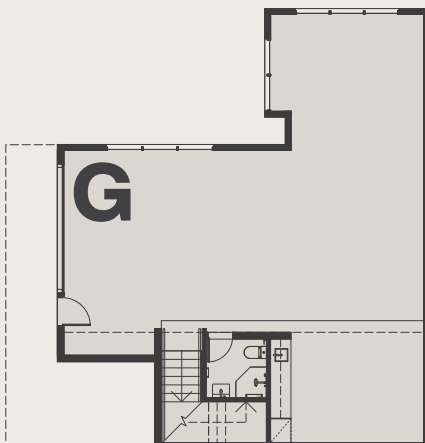
Mezzanine



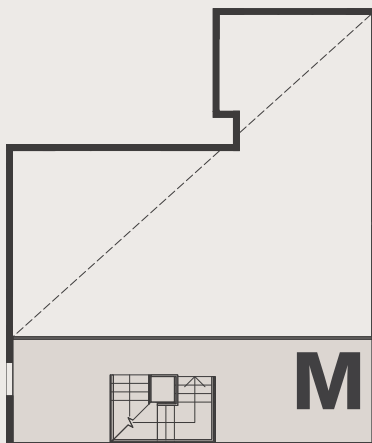
Level 1

Units 16

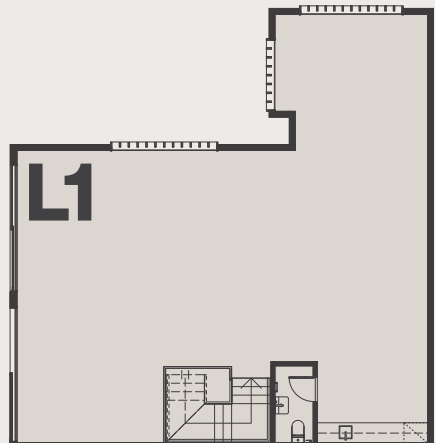
Confirm unit orientation on main floor plans



Ground Floor Plan



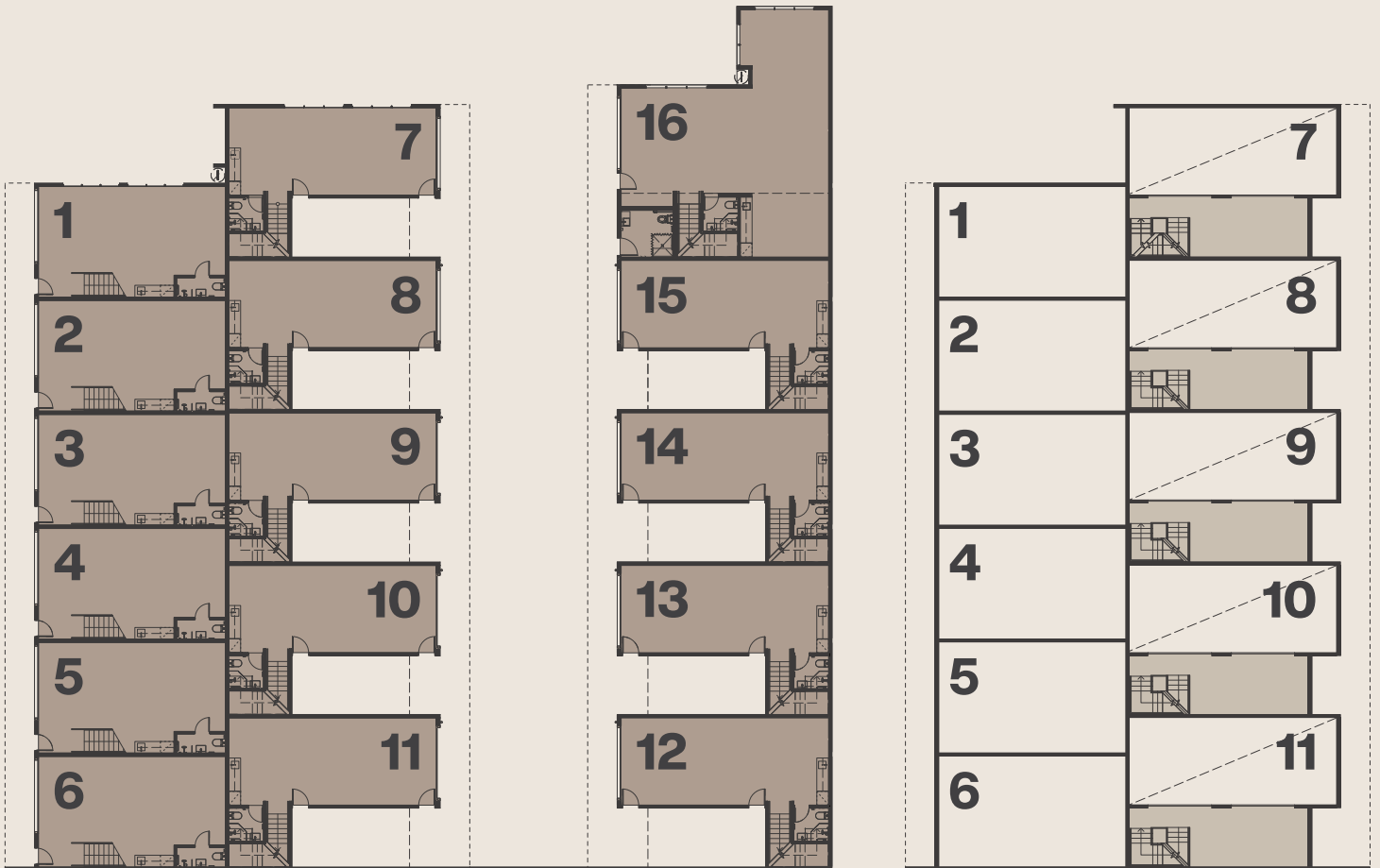
Mezzanine



Level 1



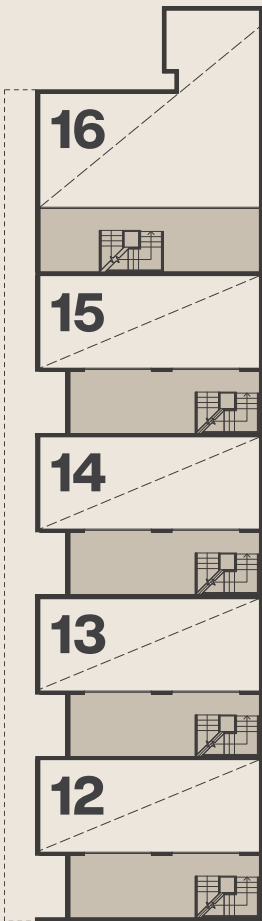
UNIT	STRATA LOT NO	GROUND FLOOR SIZE (M2)	MEZZANINE SIZE (M2)	LEVEL 1 SIZE (M2)	TOTAL SIZE (M2)	
01	1	54	-	62	116	2
02	2	54	-	62	116	2
03	3	54	-	62	116	2
04	4	54	-	62	116	2
05	5	54	-	62	116	2
06	6	54	-	62	116	2
07	7	57	27	91	192	2
08	8	57	27	91	192	2
09	9	57	27	91	192	2
10	10	57	27	91	192	2
11	11	57	27	91	192	2
12	12	57	27	91	192	2
13	13	57	27	91	192	2
14	14	57	27	91	192	2
15	15	57	27	91	192	2
16	16	101	32	120	253	2



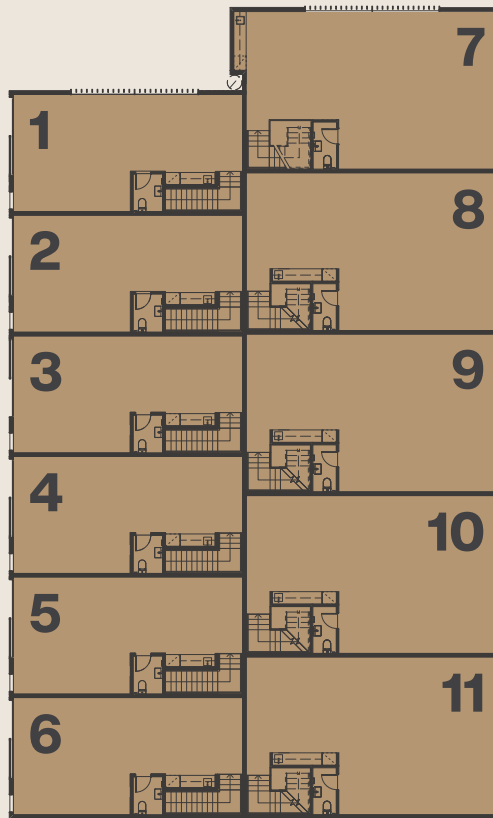
G

Ground
Floor
Plan

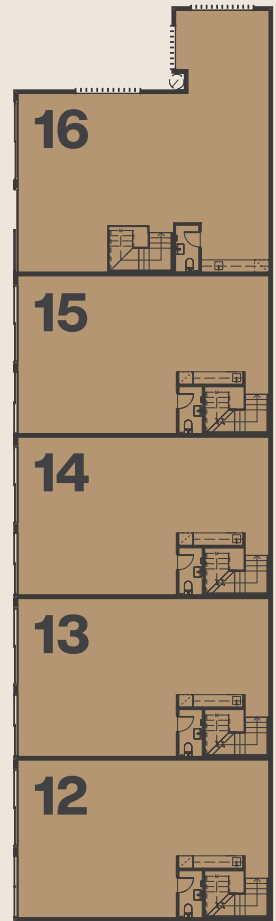
M

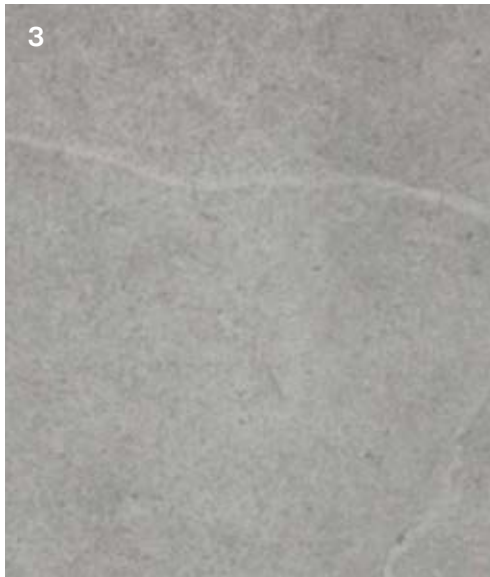
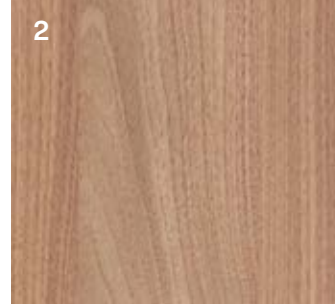


Mezzanine
Floor
Plan



Level 1
Floor
Plan





FINISHES & FIXTURES

Key

- 1 Kitchenette tiled splashback
- 2 Kitchenette joinery timber veneer
- 3 Bathroom porcelain tiles
- 4 Kitchenette benchtops engineered stone
- 5 High quality bathroom fittings



The Architect

Bennett Murada Architects is a creative design firm specialising in innovative architecture and sustainable solutions. Their portfolio showcases residential, commercial, and cultural projects characterised by a blend of modern aesthetics and functionality. Committed to client collaboration, they emphasise unique spaces that enhance communities while respecting environmental and contextual elements.

The Developer

Platformco is the culmination of 35 years industry experience. Led by Julian Doyle, one of Australia's most experienced construction professionals, Platformco is unique in its understanding of the most important piece of the development process. The built form.



PLATFORMCO



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CBRE



FIRST NATIONAL BYRON



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place to work and play,
Boronia Byron Bay.

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