

Younghusband

Kensington

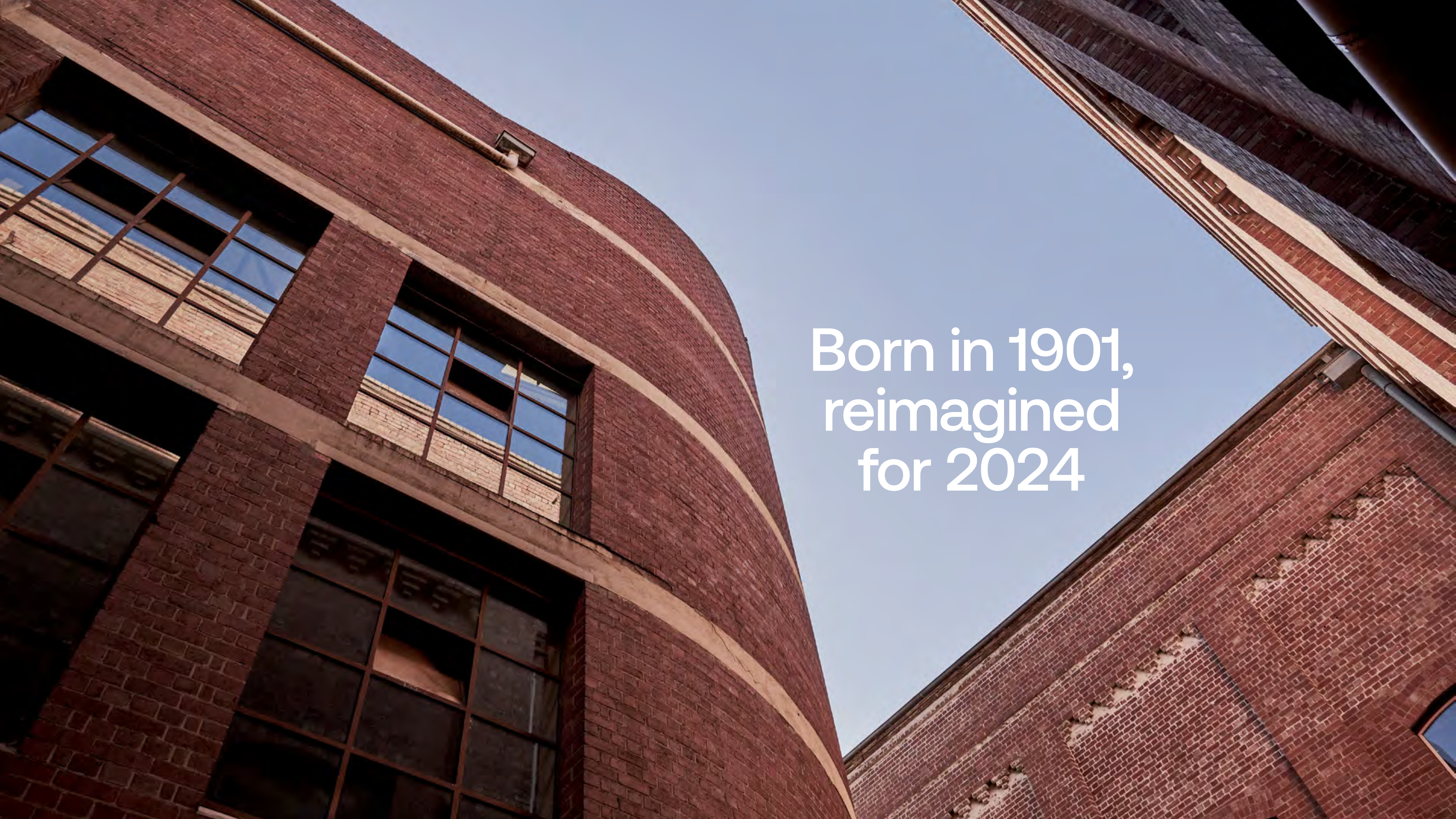


IRONGATE

Built

Colliers





Born in 1901,
reimagined
for 2024

120 years young



Artist Impression — Younghusband

The development team wishes to acknowledge the Wurundjeri, Bunurong, and Boon Wurrung people of the Kulin Nation, the Traditional Owners and custodians of the land on which this development will stand. We pay respect to Elders past present, and emerging.

A rich history

Steeped in more than 120 years of history, Younghusband is a rare example of Victoria's thriving wool trade.

Revealing stunning character details – such as bail elevators and wool pulleys – the refurbishment will preserve many of the original features, illuminating stories of the many people that have passed through. It takes cues from its past, respecting the site's history and essence.

1901

The building, commissioned by wool sellers R Goldsbrough Row and Co, begins construction with Wool Store No. 1 fronting Chelmsford Street.

1902

Wool broking agent, Younghusband & Co, take over the site and company to become Younghusband Row and Co.

1906

Wool Store No. 2 is constructed, extending the impressive red brick building southward.

1923 & 1932

The construction of Wool Store No. 2 is completed over two stages.

c.1970

Younghusband Row and Co. cease operation of the site and the complex is used for a variety of endeavours – from an arts hub to costume storage for the Australian Ballet.

2022

Ivanhoé Cambridge, Irongate and Built purchase Younghusband with a vision to deliver one of the world's best adaptive reuse precincts.



LEADER 18-12-1909

Younghusband

Kensington

2024

The completed construction of Stage 1.

2025

West Gate Tunnel Project is completed, providing a second freeway link to the west.

2025

Arden Station opens to the public, creating a new landmark for the Metro Tunnel.

2029

Arden Station to have direct link to Melbourne Airport.



Artist Impression – Bluestone Laneway

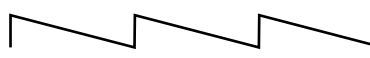
New era, timeless spirit

A preservation of the past, paved for the future, Younghusband will showcase one of Melbourne's most significant adaptive reuse projects.

An exemplar for sustainability, preservation and the revitalisation of community, the building will be transformed into a landmark office and retail destination, creating a vibrant precinct for the future. Led by Ivanhoé Cambridge, Irongate and Built, it celebrates the industrial heritage of the building and Melbourne's next great neighbourhood.

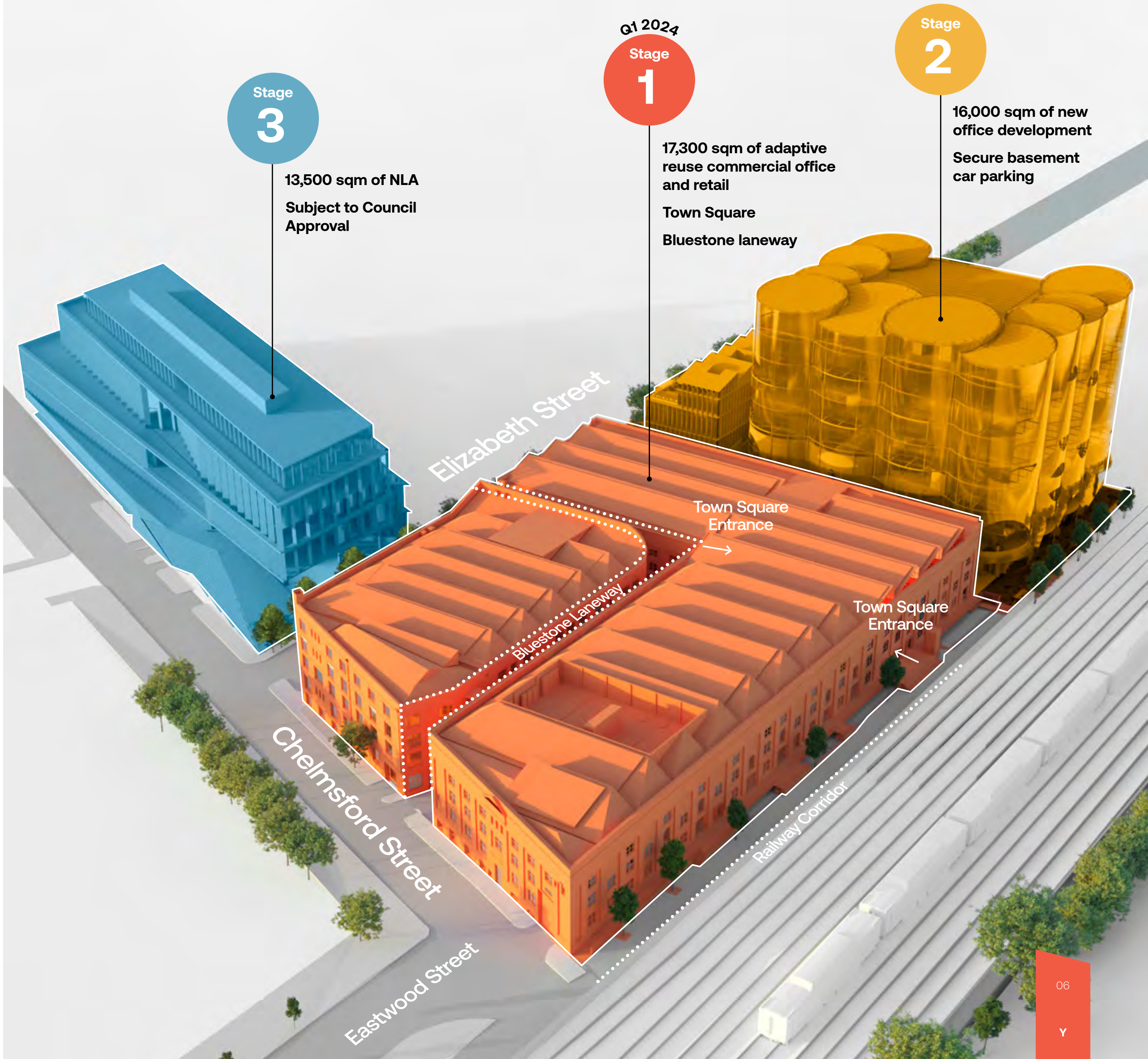


Where Melbourne's past and future collide



Younghusband will set new benchmarks for urban regeneration projects across the globe.

Reimagined by esteemed global architectural firm, Woods Bagot, the project will be sympathetically adapted into a dynamic district that cultivates creativity and innovation. By breathing new life into the building, Younghusband will be conserved as a cherished icon, with its rich legacy weaved into the brickwork of a new form, revitalised for today.





Town Square

The vision continues

Younghusband Precinct



A partnership between a world-class delivery team



Adaptive reuse of historic wool store



World Class sustainability targets



New Town Square to meet, socialise and connect



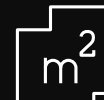
Excellent transport connectivity
3 mins* from Kensington train station
6 mins* from Citylink



Premium end of trip facilities and bike parking



Flexible floor plates which cater for both the small user and larger occupier



50,000 sqm* office and retail precinct over three stages



Stage 1



Up to **15,800 sqm*** of PCA A-Grade office space



Destinational retail and F&B



Ample **secure** parking

Project Name	Stage 1 Younghusband	
Address	8 Elizabeth & 16 Chelmsford Streets, Kensington	
Building/s NLA	Total NLA	17,310 sqm*
	Stock Building - Commercial and Retail	5,745 sqm*
	Station Building - Commercial and Retail	11,565 sqm*
Standard	PCA A-Grade	
Floorplate NLA	Stock Building	up to 1,445 sqm*
	Station Building	up to 2,390 sqm*
Sustainability	5.5 Star NABERS Office Energy 4.5 Star NABERS Water 6-Star Green Star	WELL Core V2 Gold Carbon Neutral 100% Renewable Electricity
Location & Connectivity	<ul style="list-style-type: none"> • 3.5km* from Melbourne CBD • Situated within the Macaulay renewal precinct • Located within close proximity to 3 railway stations - Kensington, Macaulay and South Kensington • A network of cobbled bluestone laneways will house a mix of dynamic retail throughout the precinct • Bridge linkages to buildings throughout precinct 	
Community	<ul style="list-style-type: none"> • Neighbourhood destination with a village-like feel with access to excellent everyday amenity • A new Town Square will become a place to meet, socialise and connect • Supporting both day and night time economies 	

Team

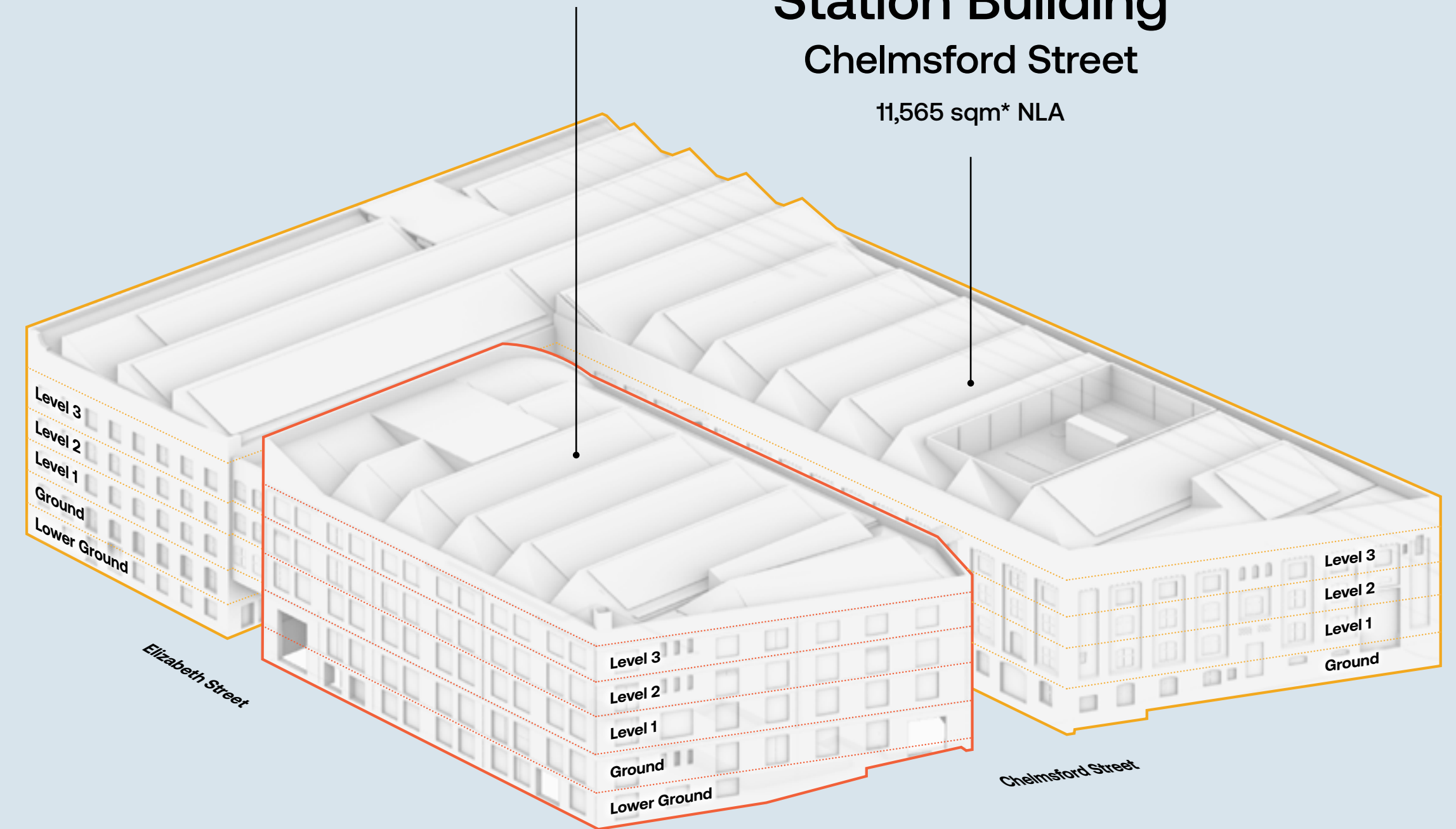


Stock Building Elizabeth Street

5,745 sqm* NLA

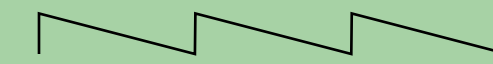
Station Building Chelmsford Street

11,565 sqm* NLA



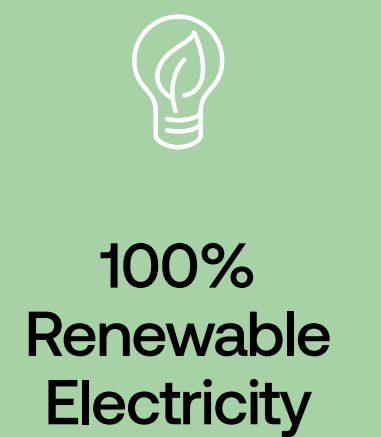
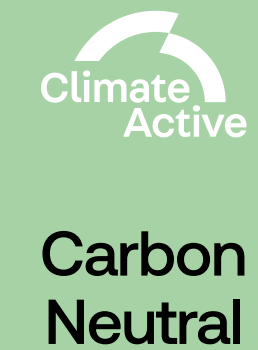
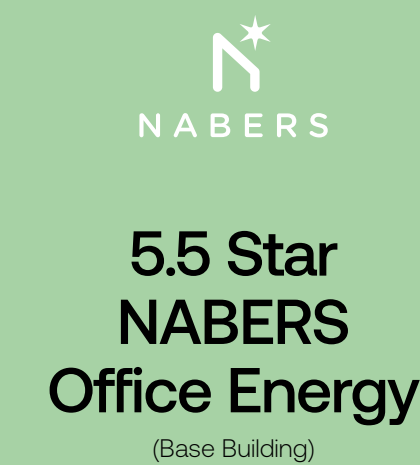
Level	Stock Building	Station Building
Level 3	Office 1,405 sqm*	Office 3,315 sqm*
Level 2	Office 1,405 sqm*	Office 3,075 sqm*
Level 1	Office 1,445 sqm*	Office 2,665 sqm*
Ground	Office 450 sqm* Retail 660 sqm* GLAR	Office 1,720 sqm* Retail 790 sqm* GLAR
Lower Ground	Office 380 sqm*	

A workplace for a sustainable future



Guided by sustainability principles from the ground up, Younghusband will be reenergised into a world-class environmentally friendly precinct built for the future.

Green practices have been integrated into all facets of the development, representing ambitious targets for adaptive reuse projects, and drive for net-zero emissions.



- Outdoor work spaces
- Procurement of new materials from sustainable sources
- Rooftop solar panels and battery storage to supplement the building's electrical demand
- Electric car charging points
- The adaptive reuse of existing buildings and materials which are to be retained and refurbished to reduce construction waste and new material requirements
- Distributed rainwater harvesting system
- High efficiency lighting

A new neighbourhood destination



Artist Impression — Railway Corridor



At the heart of the bustling precinct, retail tenants will be fully immersed in the day-to-day hum.

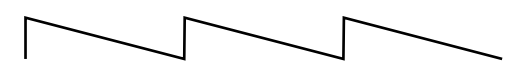
The project will accommodate select key anchor retail tenants supported by additional boutique businesses, offering office workers immediate access to food and beverage, along with convenience retail. This is a rare opportunity for retailers to develop an identity within Younghusband's living community, and benefit from potential day-to-night trading.

Stock Building

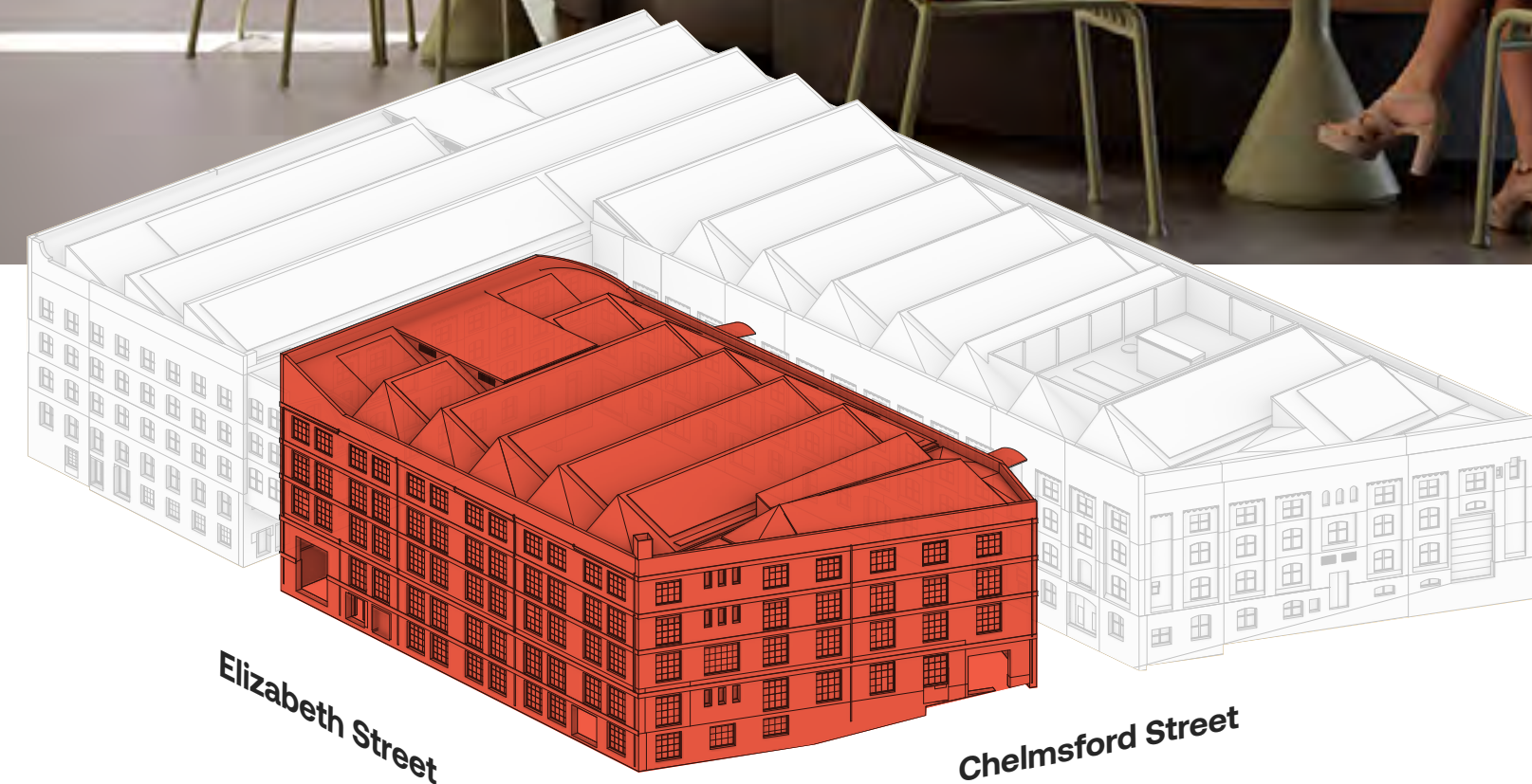
An A-grade office with a heritage soul



Artist Impression — Commercial Entry



By the late 1920s, construction of the Stock Building had commenced. This five-level building was fashioned in two parts, the first of which was designed by Purnell, Round & Graham comprising two storeys and a hipped roof. At the time, the Stock Building and the Station Building were linked via three bridges, accessed through a sliding hatch within the roof, a reminder of how these spaces were once used.



5,745 sqm*
Commercial and
Retail NLA

Curated workspaces

End of trip

Upon arrival, you will be greeted by warm terracotta hues and gentle lighting, which create a calming atmosphere. The use of sophisticated materials and fixtures creates a luxurious space that helps you transition into work mode and fosters a greater sense of health and wellbeing among staff. These premium end-of-trip amenities include generous change rooms and showers, personal lockers, and bike parking, making it easy to mix up your daily commute.

Artist Impression



Rail corridor balconies

Superior access to natural light and fresh air places a greater emphasis on employee health and well-being. Generous balconies open up to the rail corridor, effortlessly improving the flow between indoors and out. These spaces create opportunities for socialisation and collaboration.



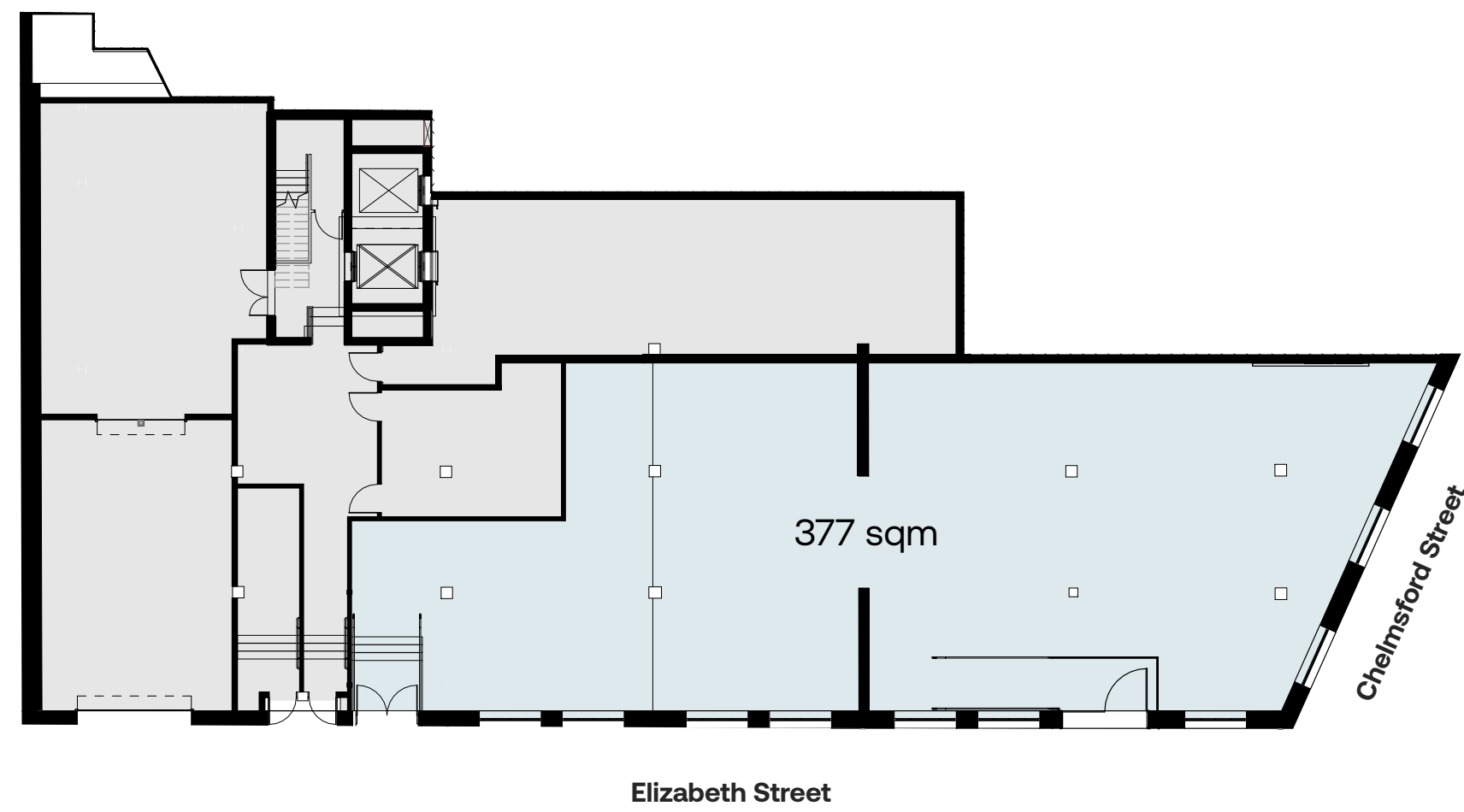
Link bridges

The Stock and Station buildings are connected by historical linked bridges that span levels 1, 2, and 3. These linked bridges offer a unique opportunity to have a workspace that is seamlessly connected, while also providing quiet moments to pause and reflect on the awe-inspiring past. These passages are not just a means of connecting the buildings but also a way to connect with the past and appreciate the textured history of the precinct.

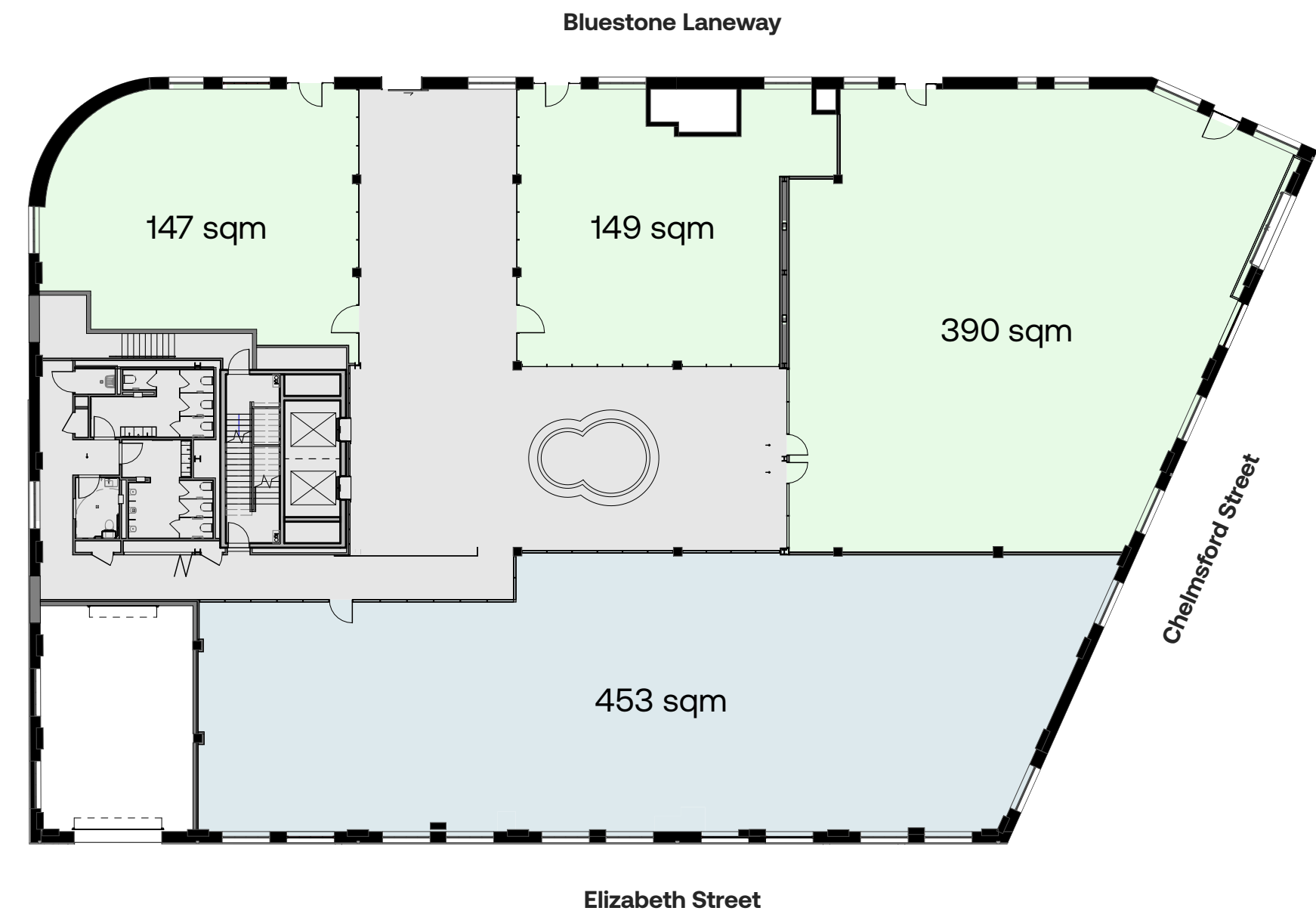
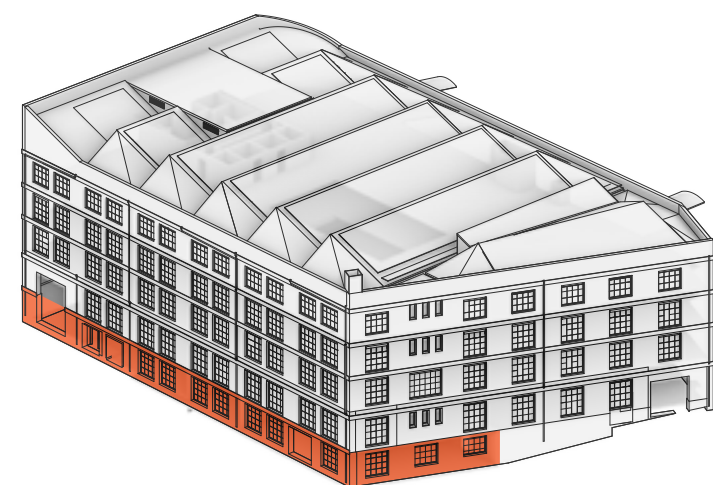
Stock Building

Disclaimer: Indicative NLA and GLAR areas only

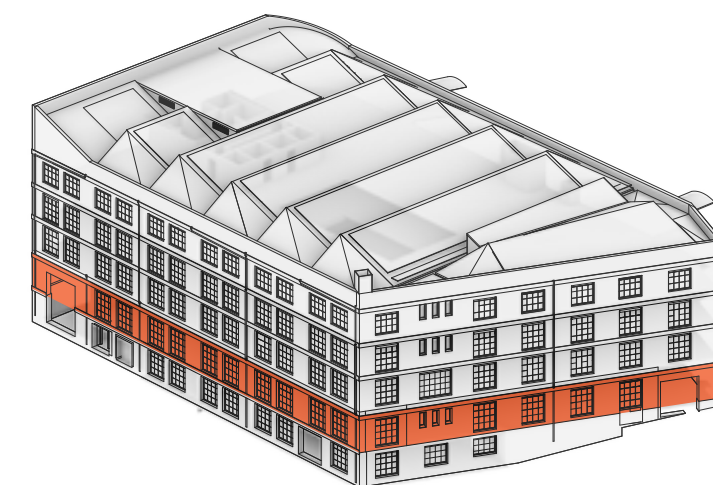
- Amenity/Communal
- Food & Beverage
- Office



Lower Ground Level



Ground Level

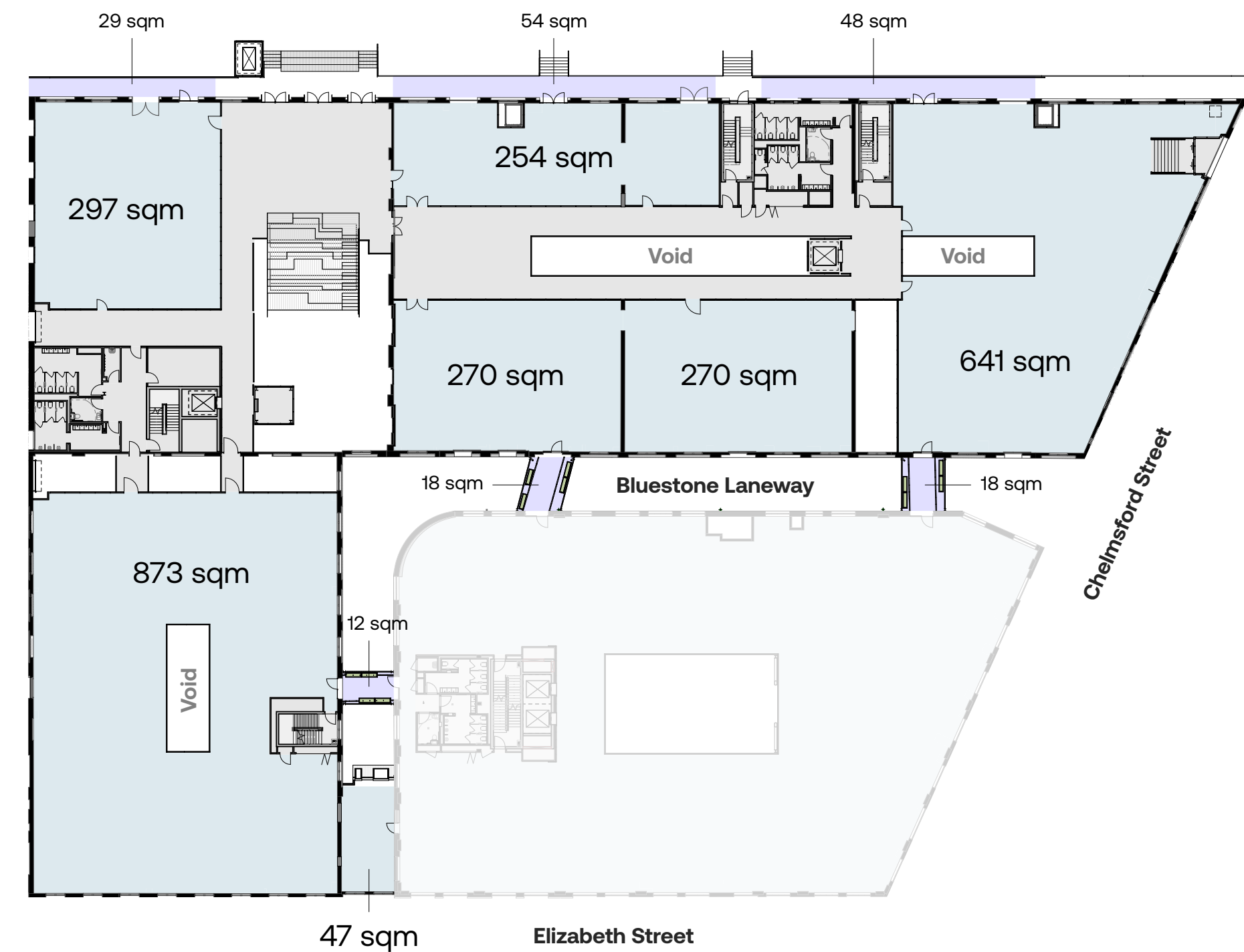
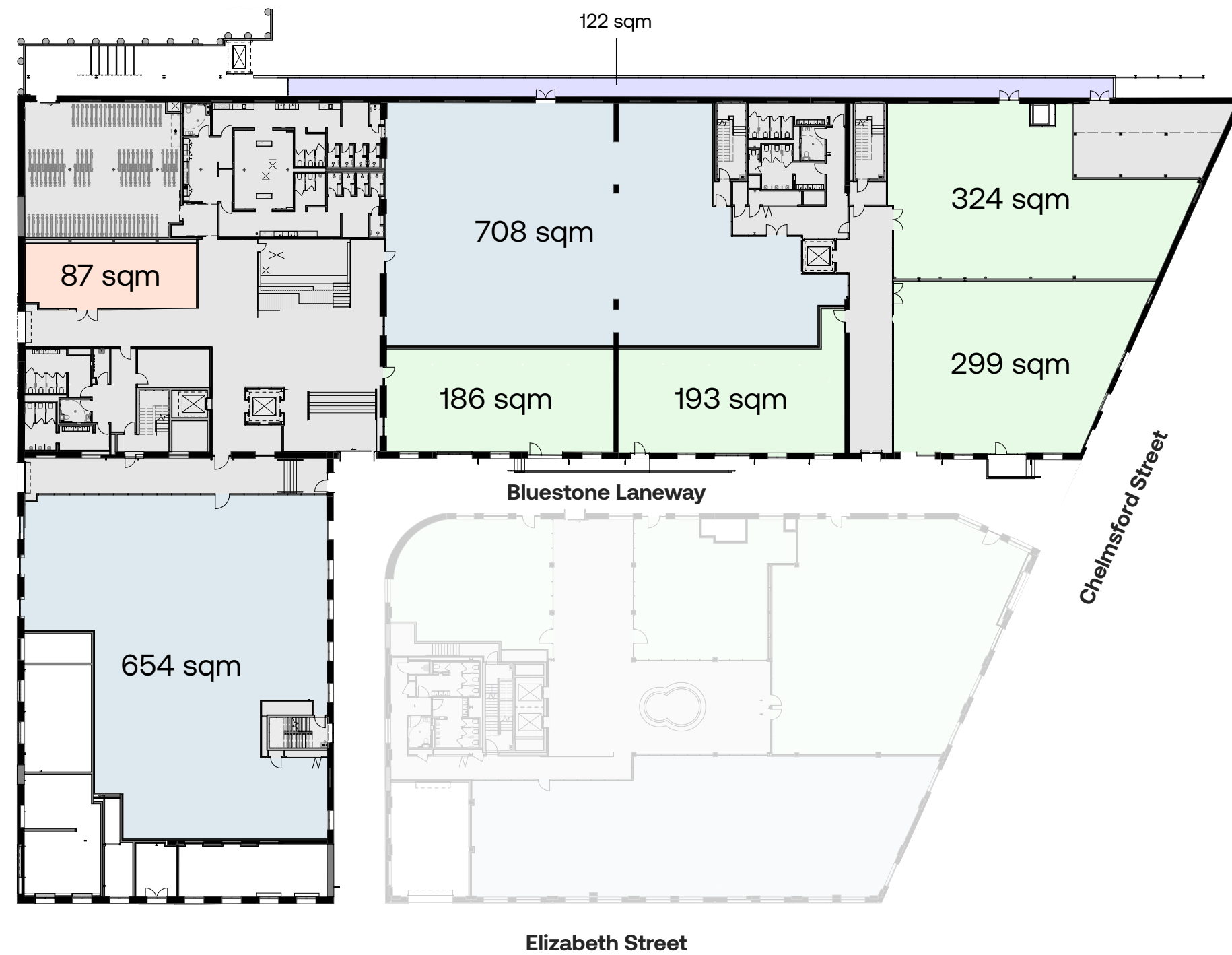


Station Building

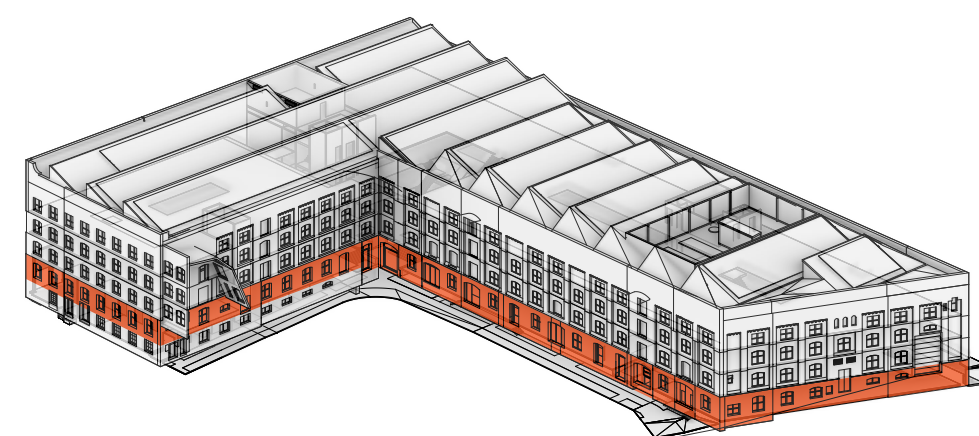
Floorplate flexibility allows for small (~200sqm), medium (500-1,000sqm) and large (1,000sqm+) tenancies.

Disclaimer: Indicative NLA and GLAR areas only

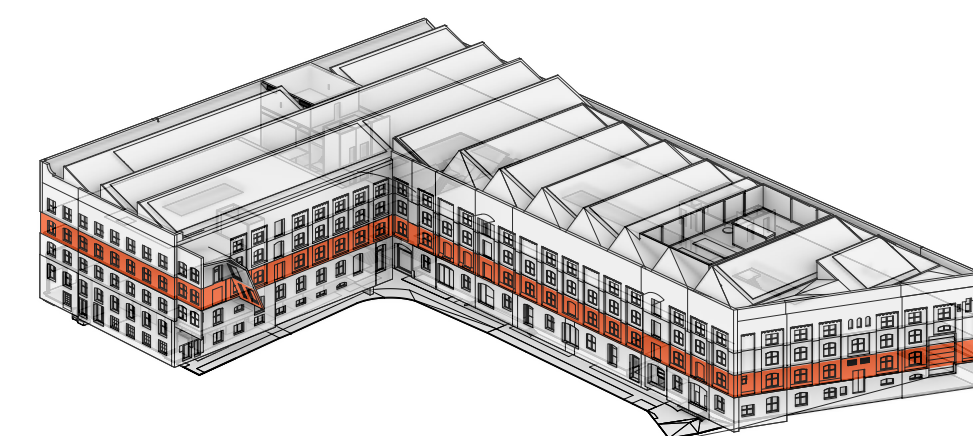
- Amenity/Communal
- Food & Beverage
- Office
- Balcony & Link Bridges



Ground Level












Level 1



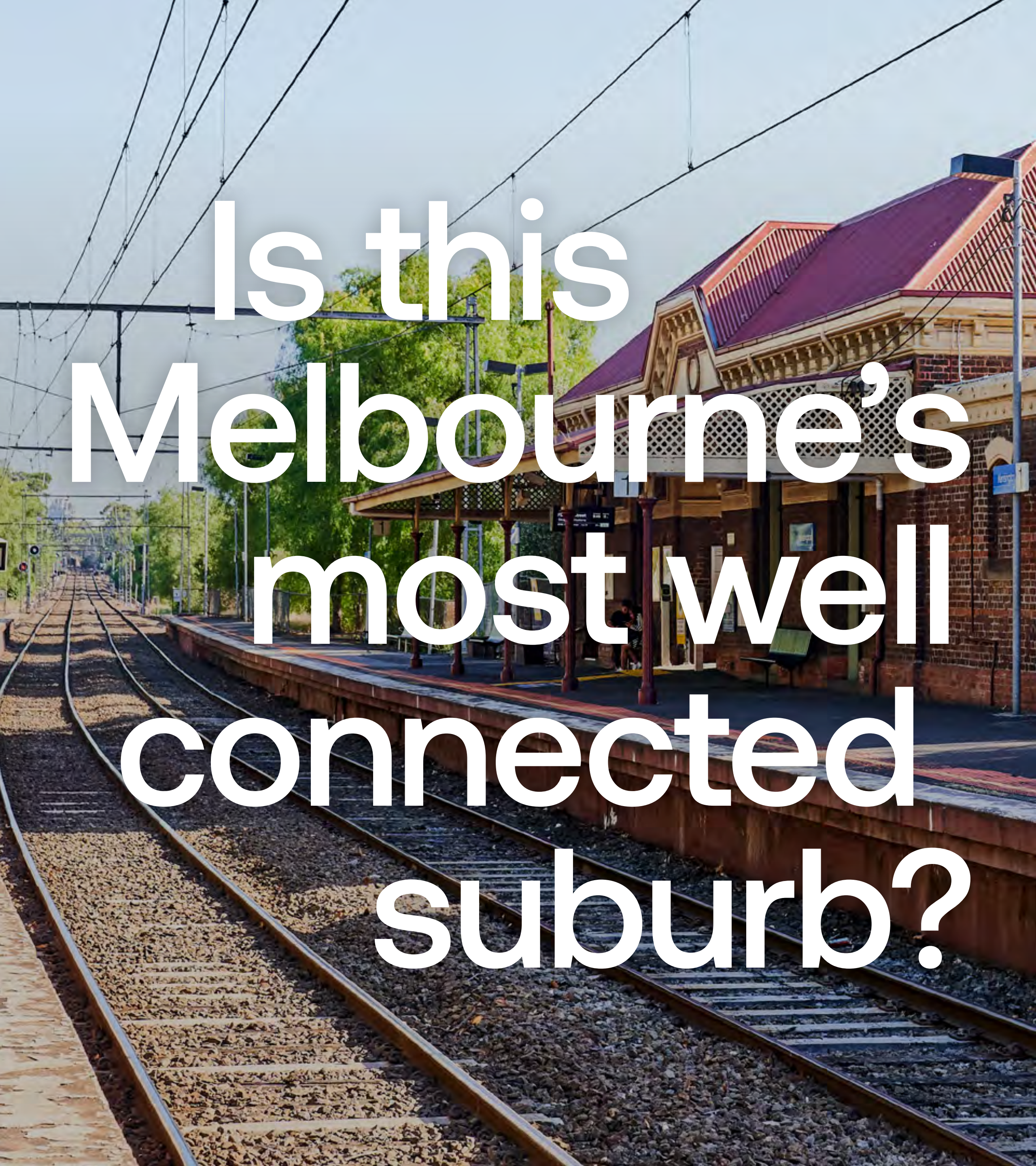
A Melbourne village in a city-defining precinct

Positioned just 3.5km* from Melbourne's CBD, Younghusband can be found at the apex of some of the city's best transport infrastructure and close to the thriving Kensington Village.

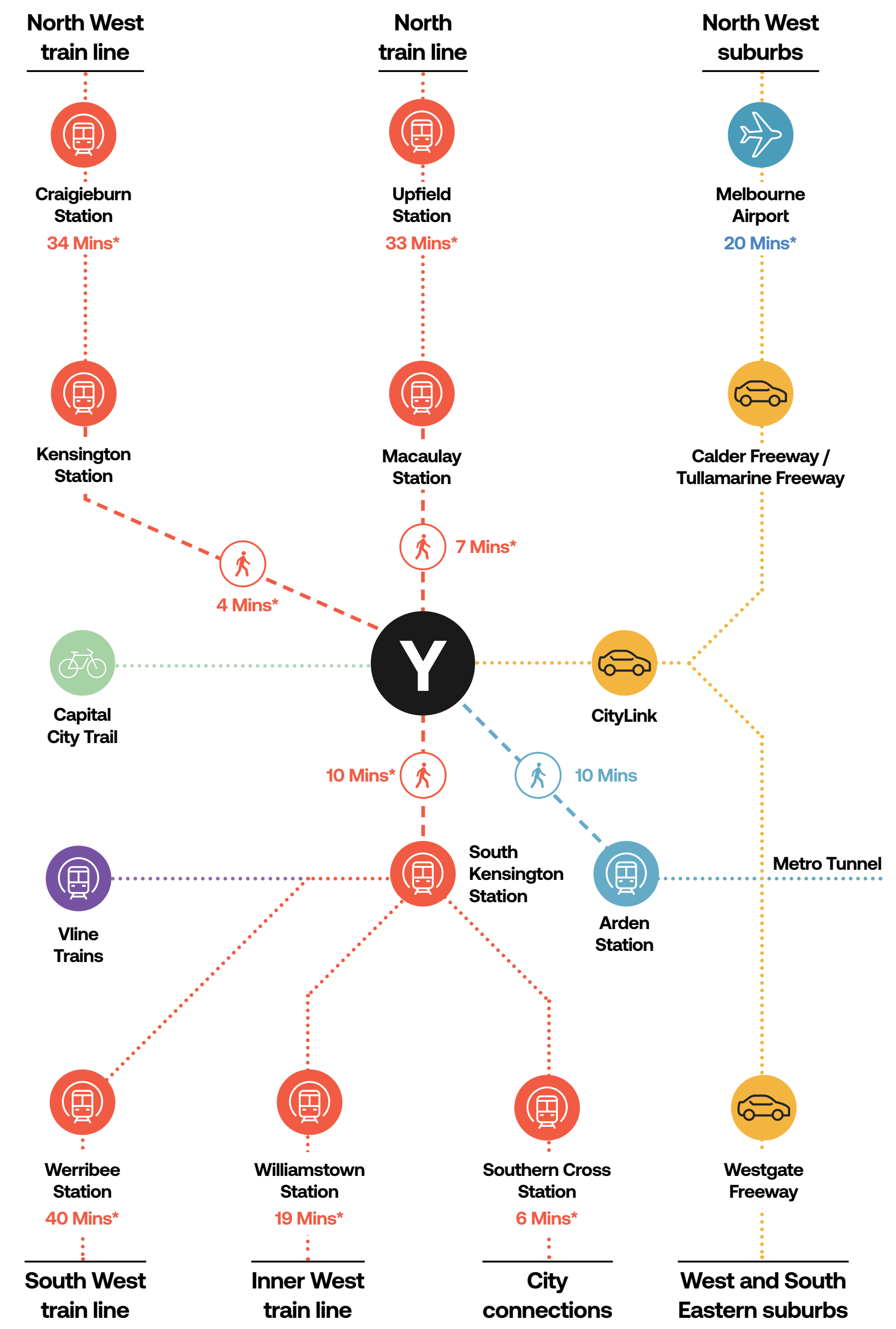
-  4 min* Kensington Train Station
-  5 min* Kensington Village Retail Precinct
-  7 min* Macaulay Train Station
-  8 min* JJ Holland Park
-  8 min* Kensington Recreation Centre
-  10 min* South Kensington Station
-  10 min* Arden Station

-  Kensington Village
-  Macaulay Renewal Precinct
-  Train Station
-  Future Train Station
-  Capital City Bike Trail





Is this Melbourne's most well connected suburb?





Artist Impression — Future Arden Station

Future connectivity

At the crossroads of some of Melbourne's most significant infrastructure projects, Younghusband is well placed for future connectivity. The new Arden Station, located less than 1km from Younghusband, will give employees and visitors direct access to the train network with quicker access to the CBD and connectivity to Melbourne's South East without additional connections. Arden Station will also service the Melbourne Airport Rail line, slated for completion in 2029. Additionally, the West Gate Tunnel Project will ensure better access for those coming in from the west.



Younghusband is the only city fringe location so seamlessly connected to all corners of Melbourne.

You'll find three, soon to be four, railway stations – Kensington, Macaulay, South Kensington and, in the future, Arden – all just a short stroll away. Those cycling can enjoy convenient access to the Capital City Trail, through the inner city and eastern suburbs. Melbourne Airport is a quick 20-minute* drive away, while CityLink effortlessly transports commuters north, south and west.



1 stop to Melbourne University and medical precinct



2 stops to Melbourne's CBD



\$7b of potential development Arden Station will stimulate

Source: Victorian Government



La Tortilleria

Feast on authentic Mexican street food at La Tortilleria. This colour-clad eatery is tucked between the warehouses of Kensington and has garnered a reputation for its signature tortillas.



The Premises

Get your morning caffeine fix at The Premises. Tucked away in a leafy pocket of Kensington, it serves delicious café fare – making the most of locally sourced produce – to pair with some of the best coffee in the neighbourhood.



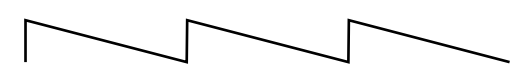
Blackhearts & Sparrows

Specialty liquor store Blackhearts & Sparrows bring their curated collection of wine, beer and spirits to the Kensington community.



Bonehead Brewing

Kick off the weekend at Bonehead Brewing. The 80-person taproom sits in the heart of Kensington, giving locals the chance to sample its hand-crafted beers.



Spend a day in Kensington and you'll instantly be enamoured by its charm.

It combines a village-like feel with excellent everyday amenity, creating an enviable address to live, work and play. Like many Melbourne pockets, it has a distinctly Kensington vibe, with a string of independent boutiques, grocery stores and local eateries. From your first coffee to an afternoon pint, Kensington caters to all hours.



Henry St Brewhouse

One of the smallest commercial breweries in Australia, Henry St Brewhouse is one of Kensington's hidden gems. Its hand-crafted artisan ales are made from the finest ingredients.



Hardimans Hotel

Dating back to the 1870s, Hardimans Hotel has become a true Melbourne icon. It boasts sprawling spaces indoors and out, perfect for functions, cocktail parties or after-work drinks.

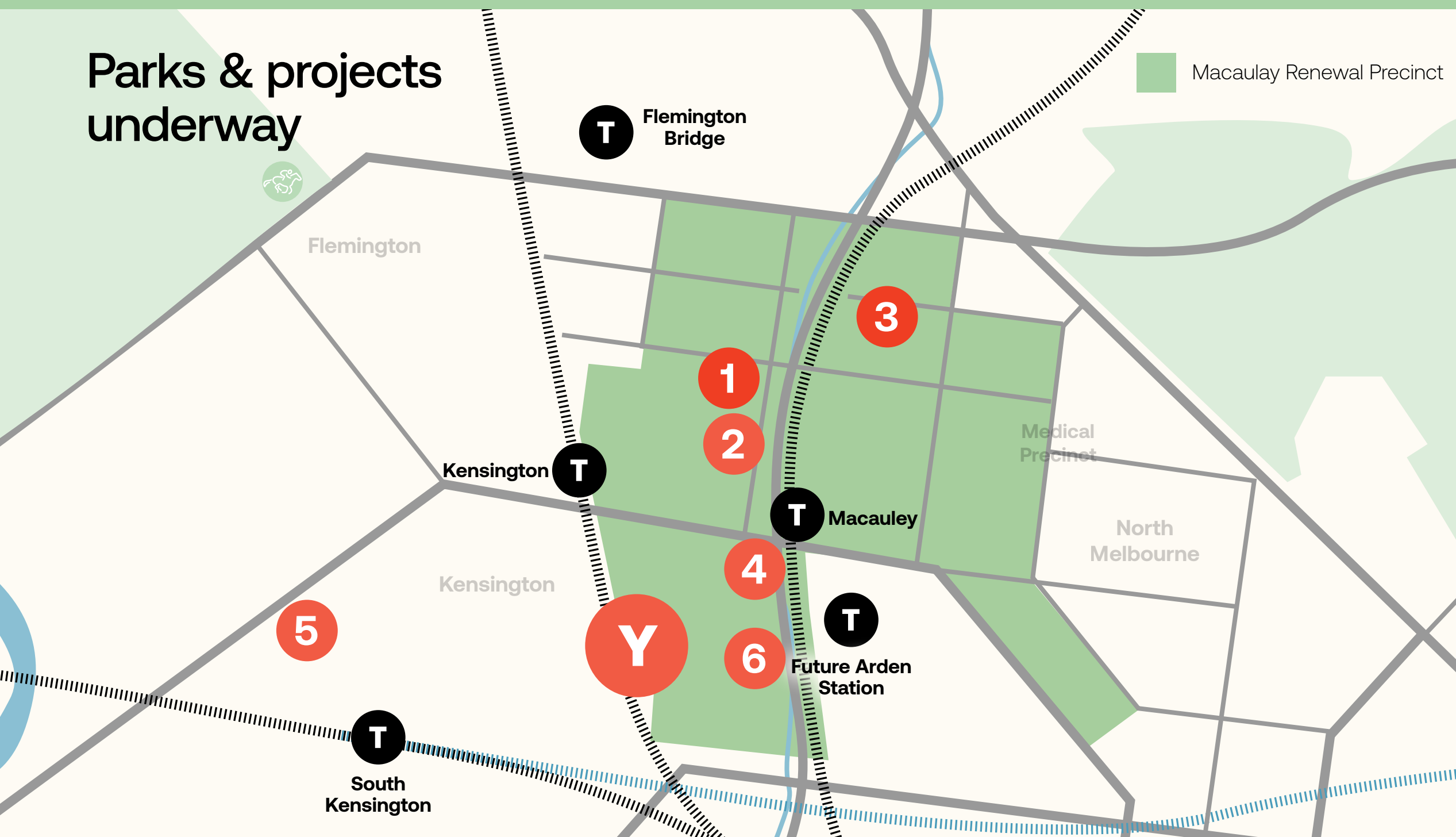
Macaulay Renewal Precinct

A growing workforce on your doorstep

Spanning roughly 90 hectares of land, just northwest of the CBD, the Macaulay Renewal Precinct is a shining exemplar of urban renewal.

Encompassing parts of Kensington and North Melbourne, the area will transform into an iconic, mixed-use neighbourhood, while retaining its unique inner-city charm. A collection of new developments will enhance the area with residential density and a youthful workforce on your doorstep. The Macaulay Renewal Precinct demonstrates the Victorian Government's vision for workplace clusters, concentrated in the city's vibrant, twenty-first century suburbs.

Parks & projects underway



15 Thompson Street, Kensington

Assemble | 198 Build to Rent Apartments



346-350 Macaulay Road, Kensington

Macquarie | 420 Build to Rent Apartments



103-105 Boundary Road, North Melbourne

Crb Property Partners | 99 Apartments



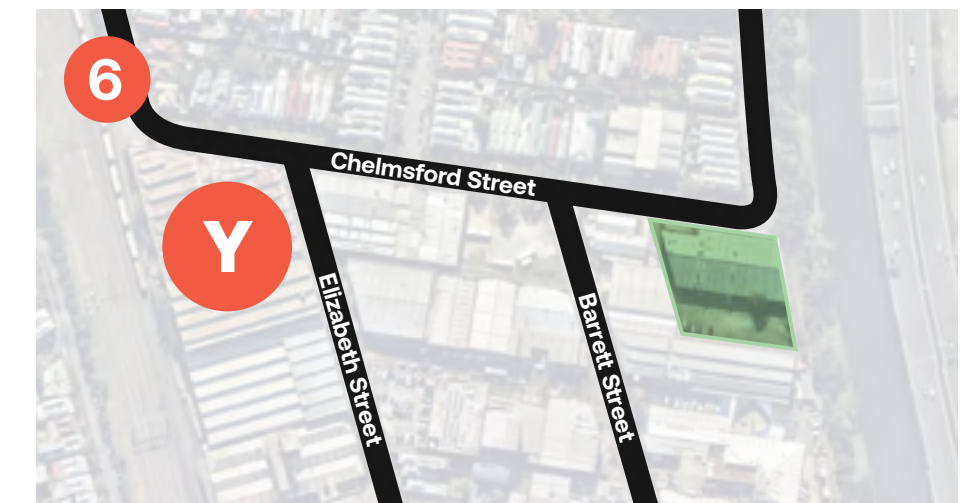
347-367 Macaulay Road, Kensington

Naser Group | 54 Apartments



Kensington Community Aquatic and Recreation Centre

The redeveloped Kensington Community Aquatic and Recreation Centre will provide the local neighbourhood with a world-class hub for health and wellbeing. The new design includes a 25-metre swimming pool, multipurpose courts, improved gym facilities, change rooms and three flexible spaces to host a variety of group fitness classes.



New Kensington Park

Breathe easy in New Kensington Park located less than 100m from Younghusband at 70-90 Chelmsford Street. This beautiful green parkland will become a new place to relax and reconnect with nature.

Image Source: 1. realestatesource.com.au/hines-acquires-another-melbourne-btr-block/ 2. assemblecommunities.com/projects/393-macaulay-rd-kensington/ 3. assemblecommunities.com/projects/15-thompson-st-kensington/ 4. developmentready.com.au/properties/346-350-macaulay-road-kensington-vic-3031-39243 5. wobo.melbourne 6. https://etonproperty.com.au/eton-projects/lt-hardiman-lofts/

Development team



Ivanhoe Cambridge develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a view to generate long-term performance. Ivanhoe Cambridge is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint.

Ivanhoe Cambridge invests internationally alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in 1,500 buildings, primarily in the industrial and logistics, office, residential and retail sectors. Ivanhoe Cambridge held C\$77 billion in real estate assets as of December 31, 2022 and is a real estate subsidiary of CDPQ (cdpq.com), a global investment group.



Stonecutter Court

London

13

levels

23,225

sqm* of commercial NLA

250

sqm* solar panels

BREEAM

New Construction 2018 Excellent certification

Built

Established in 1998, Built has grown to be one of the largest, private Australian-owned construction and development groups with revenue of \$1.7bn and a proven track record in delivering high-quality heritage projects including the State Library Victoria, Flinders Street Station and Palais Theatre upgrades as well as the refurbishment and redevelopment of the historic sandstone Department of Education and Lands buildings in Sydney into a new six star hotel.

Built's development business focuses on working in partnership with public and private partners to uniquely identify opportunities and unlock asset value. Built's track record includes the recent redevelopment of the heritage-listed Sub Station No.164 at 183-185 Clarence Street, Sydney and the \$400 million Liverpool Civic Place development incorporating new council chambers and offices, public library, and commercial and accommodation buildings.



Sub Station No. 164

Sydney CBD

7,867

sqm* of an A-grade office tower

440

sqm* of retail space with bars and restaurants

600

sqm* cultural heritage venue

5 star

Green Star Building rating

6 star

Green Star Interiors rating

Development team

IRONGATE

Irongate is a leading Australian real estate fund manager. The senior management team has worked together since 2005 and has invested in and managed over A\$3bn of assets on behalf of a local and offshore institutional investors, pension funds, insurance companies and family offices. After the successful sale of the ASX-listed Irongate portfolio in mid-2022, the management team has continued to manage Irongate's funds management business, to continue the evolution of the business.

Irongate has a leading track record in developing office assets in Melbourne's suburban and fringe markets, having successfully managed properties in Cremorne, Richmond and South Melbourne. Younghusband represents another landmark project for Irongate.



510 Church Street

Melbourne

10

levels of office space

5 star

NABERS energy rating

5 star

GreenStar Design and As-built (interior)

A-Grade

Standard - 2012 Property Council of Australia

WOODS BAGOT™

Woods Bagot's vision is People Architecture. Its services are diverse and cover design, research, data analytics, and consulting. Celebrating diversity across all cultures, free from a signature style, People Architecture is propelled by a shared sense of empathy, where the values of end users and the values of design are one and the same. Operating from studios in 17 major cities around the world Woods Bagot designers place human experience at the centre of their design process to deliver engaging, future-oriented projects that respond to the way people actually use space, and which flexibly accommodate changes to come.



The Hayesbery

Sydney

4

buildings

5 star

NABERS rating

5 star

GreenStar Design and As-built (interior)

2021

IIDA Global Excellence Awards Corporate Space Large category

Younghusband

Kensington

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