



THE BRADSHAW

MANNING RESIDENCES

FOOD AND BEVERAGE /  
RETAIL / COMMERCIAL

9 BRADSHAW CRESCENT, MANNING



# SPACE TO THRIVE



Looking North along Bradshaw Crescent  
Artist Impression



The Bradshaw is the ideal place to watch your business thrive, within an established community nestled close to the river, parks and abundant local amenity.

Within this central location, you'll enjoy ample visibility and opportunities to attract new and existing customers, while making the most of the close-knit and friendly vibe of your new surroundings.

Getting to and from The Bradshaw is easy, with close access to the nearby Canning Bridge Train Station as well as a number of main arterial roads. Plus, with close proximity to a range of leading educational institutions, including Penrhos College, Aquinas College and Curtin University, The Bradshaw is sure to be a go-to destination for all ages.

The new Manning Community Hub is providing the community with a vibrant, connected and attractive precinct, bringing people and places together like never before. Home to the state-of-the-art Manning Library, a large community hub, sporting clubroom, Manning Toy Library and more, there is always something happening.

The Bradshaw is set to enjoy all the benefits of being a central part of this new hub, driving incredible potential and ensuring your business makes the most of every opportunity.



# CONNECT TO THE THINGS THAT MATTER



Raffles Hotel

Canning Bridge Train Station

Kings Park

Royal Perth Golf Club

Perth CBD

Manning Community Hub

Optus Stadium

Swan River

Canning Hwy

Kwinana Fwy

Bradshaw Crescent

Manning Road

Canning River

THE BRADSHAW



# BE PART OF IT ALL



THE BRADSHAW  
MANNING RESIDENCES

Manning Rippers Football Club

Early Years space

Moorditj Keila

*Bradshaw Crescent*

Manning Library

Child Health Clinic

IGA Supermarket

Community Hall

Plus Fitness 24/7 Gym

Pharmacy

Australia Post

Tall Tree Early Learning

Medical Centre

Bakery

Butcher

Café

Newsagency

*Conochie Crescent*

Hairdresser

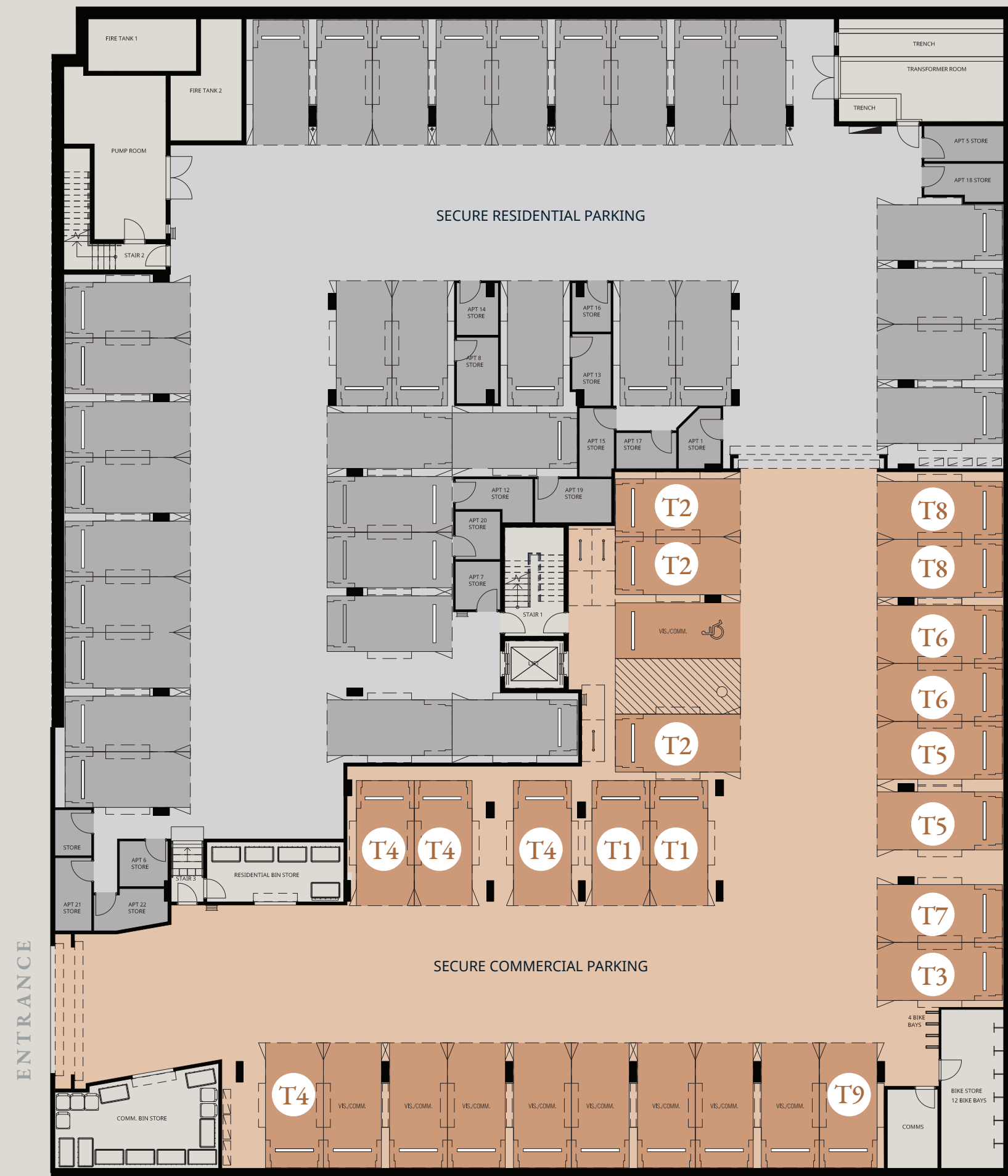
*Welwyn Avenue*



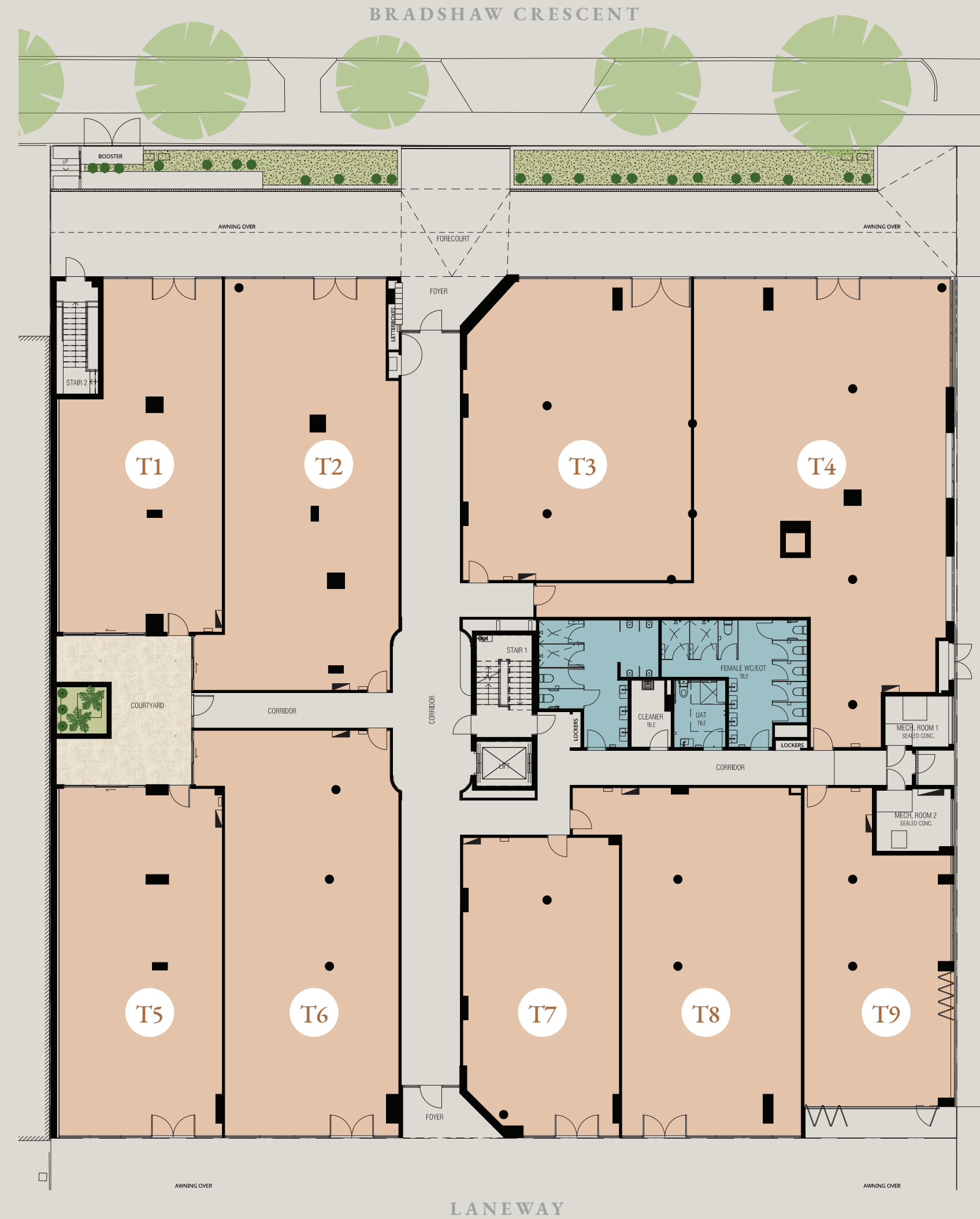




# FLOOR PLANS



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

Tenancy No.	Strata Lot No.	Aspect	NLA (sqm)	Car Bays
1	23	N	110	2
2	24	N	150	3
3	25	N	141	1
4	26	N	219	4
5	27	S	119	2
6	28	S	151	2
7	29	S	94	1
8	30	S	136	2
9	31	E & S	86	1

**DISCLAIMER:** The information and images contained in this brochure are a general guide and intended for information and advertising purposes only. All images are indicative and all finishes and technical specifications are subject to change. Changes may be made to all components of the development in accordance with the seller's purchase contract. Buyers should only rely on the terms contained in the seller's purchase contract and the plans and specifications included in it (subject to the seller's rights to vary those plans and specifications). The information and images in this brochure do not form part of any lease or purchase contract.





Looking South along Laneway  
Artist Impression



# SERVICES, SHOPFRONT AND SIGNAGE

## SECURITY

— CARD READER

M MICRO SWITCH

## LIGHTNING PROTECTION

SB STRAINER BASKET

## POWER

NTD NETWORK TERMINATION DEVICE

▬ DISTRIBUTION BOARD

⊗ SINGLE PHASE ISOLATOR

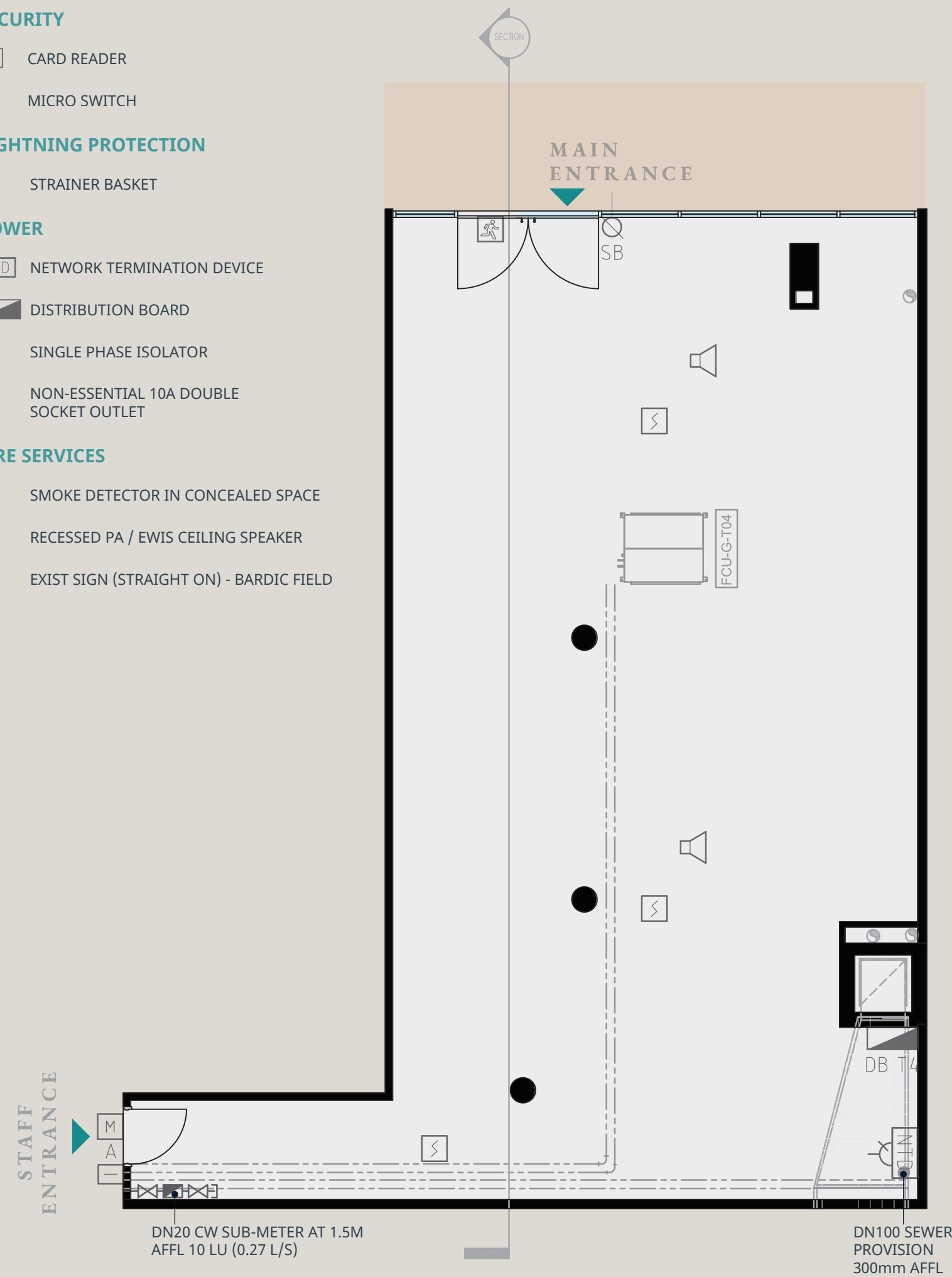
⊗ NON-ESSENTIAL 10A DOUBLE SOCKET OUTLET

## FIRE SERVICES

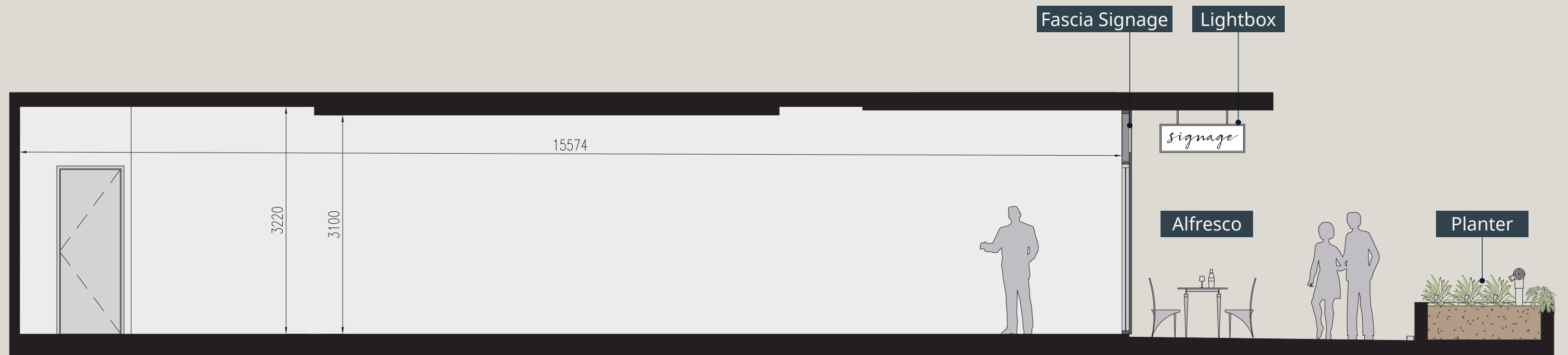
⊞ SMOKE DETECTOR IN CONCEALED SPACE

⊞ RECESSED PA / EWS CEILING SPEAKER

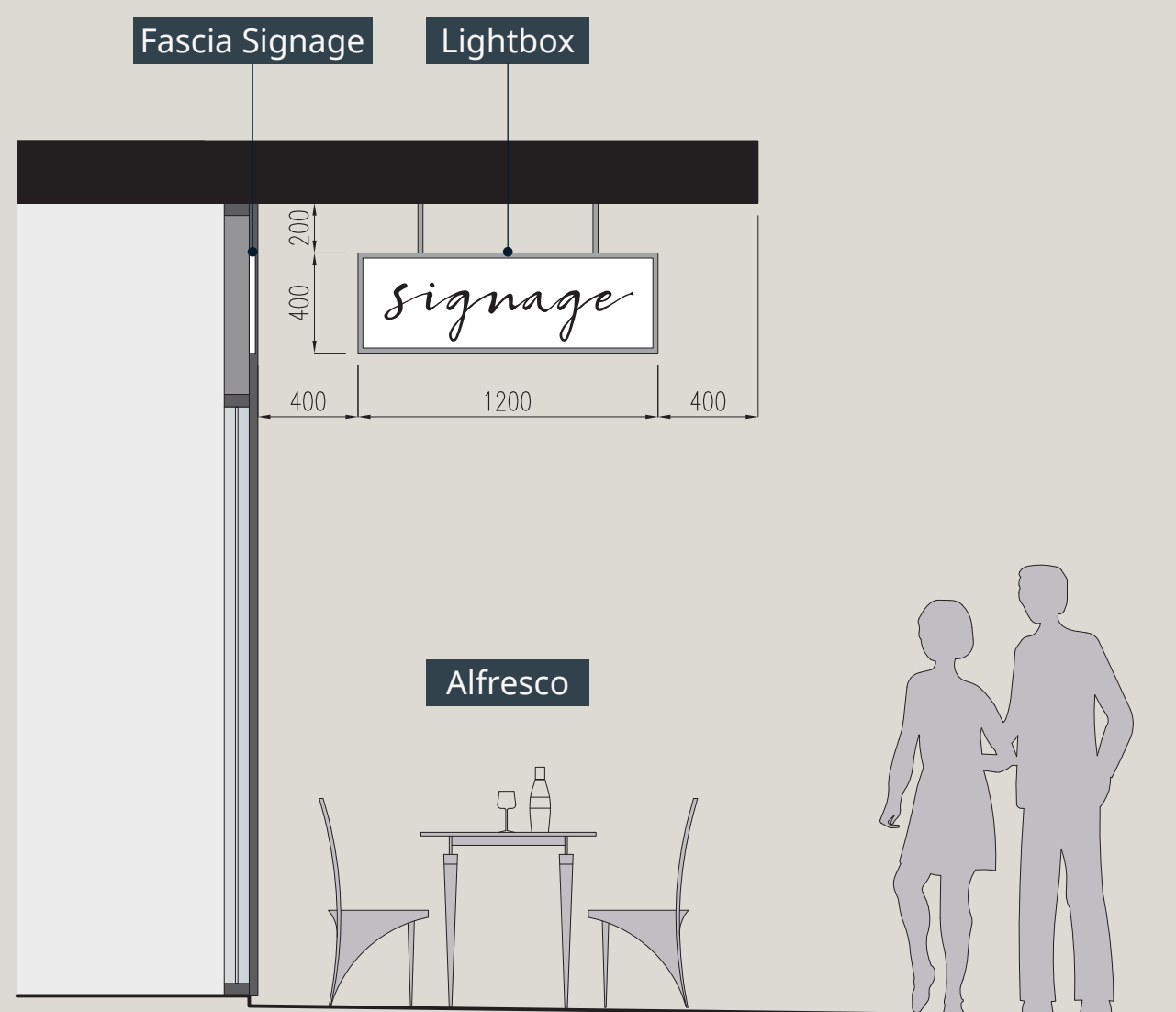
⊞ EXIST SIGN (STRAIGHT ON) - BARDIC FIELD



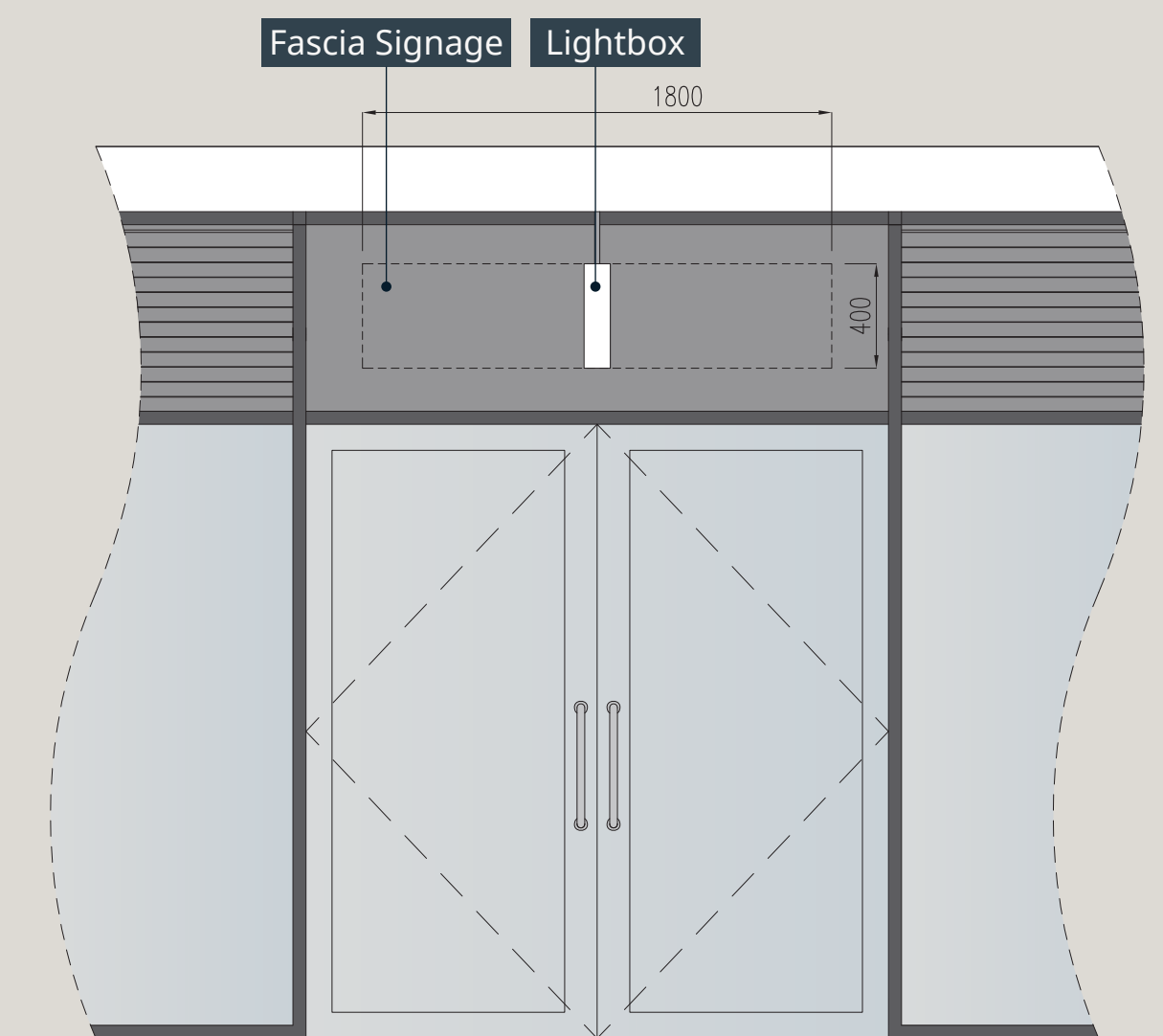
TYPICAL PLAN (TENANCY 4)



SECTION



SIGNAGE



ELEVATION



# TECHNICAL SPECIFICATIONS

## COMMON TO ALL TENANCY'S

<b>Lift Security</b>	Secure access to basement, swipe controlled
<b>Lift Interior</b>	To be selected from Schindler range for selected lift
<b>Access</b>	Front and rear access doors.
<b>Walls</b>	Flushed plasterboard linings & off-form concrete columns - unpainted
<b>Windows</b>	Alspeg commercial centre pocket window framing
<b>Common end of Trip M &amp; F - ground floor</b>	Shower and changing facilities at Ground floor level 600 x 300 porcelain tiles to floors Full height porcelain tiles to showers Porcelain skirting tiles c/w porcelain splashbacks to vanity areas
<b>Common UAT - ground floor</b>	600 x 300 porcelain tiles to floors Full height porcelain tiles to shower walls Porcelain skirting tiles c/w porcelain splashback to vanity area
<b>Fire</b>	Hydrant hose coverage to be checked to suit fit out design layout.
<b>Bicycle storage</b>	Provided in basement area, connected to access-control system
<b>EV charging</b>	EV charging bays in basement
<b>Bin Storage</b>	Provided in basement area, connected to access-control system
<b>CCTV</b>	CCTV throughout ground floor lobby corridors and entrances and throughout car park
<b>Security</b>	Access control system throughout complex including lift, common areas and car park, single set of access credentials works for all required controlled doors ie. entry gates, commercial rubbish bin storage area
<b>Driveway gate</b>	Driveway gate remote controlled security gate - 1 remote per carbay
<b>Letter boxes</b>	10 No. Mailsafe MSF2 Mailboxes

## INTERNAL PROVISIONS TO TENANCIES 1 TO 4 AND 6 TO 9

<b>Floors</b>	Concrete, steel trowel finish, clear non slip sealant
<b>Ceilings</b>	Off-form concrete - unpainted
<b>Electrical</b>	Tenant DB, 80A three phase, 48 pole kWh energy meter NTD (network termination device), NBN fibre 1 off Exit signs Dry fire - smoke detector and sounder
<b>Mechanical</b>	Tenant fresh air - provision off external louvres. Air conditioning from dedicated FCU - no duct work T Stat and controller provided with coiled cable for final install. Air Conditioning FCU ranges from 13 kW total cooling, supply air 750 l/s to 21 kW total cooling, supply air 1150 l/s subject to tenancy size.
<b>Hydraulics</b>	Cold water provision, DN20, with water meter at 1.5m AFFL on tenancy rear wall. Sewer provision, DN 100 uPVC, capped 300mm AFFL
<b>Glazing</b>	Commercial 2 & 3 - Interior glazing to corridor

## INTERNAL PROVISIONS TO TENANCIES 5 AND 10 (F&B)

<b>Floors</b>	Concrete, steel trowel finish, clear non slip sealant
<b>Ceilings</b>	Off-form concrete - unpainted
<b>Electrical</b>	Tenant DB, 160A three phase, 60 pole kWh energy meter NTD (network termination device), NBN fibre 1 off Exit signs Dry fire - smoke detector and sounder
<b>Mechanical</b>	Tenant fresh air - provision off external louvres. Air conditioning from dedicated FCU - no duct work Kitchen exhaust system, 2000 l/s extract, capped in tenancy. Provision for 1500 l/s make up off external louvres. Includes interface panel with dedicated KEF. Dishwasher exhaust system - no provision T5 provision - 17 kW total cooling, supply air 950 l/s T10 provision - 11 kW total cooling, supply air 650 l/s
<b>Hydraulic</b>	Gas provision, capable of 1000 Mj/hr max at 2.75kPa pressure, with gas meter at 1.5m AFFL on tenancy rear wall Cold water provision, DN32, with water meter at 1.5m AFFL on tenancy rear wall Sewer provision, DN 100 uPVC, capped 300mm AFFL Grease waste provision, DN 110 HDPE, 27 FUs max, capped 300mm AFFL Grease waste provision, 2000 litre grease trap, dedicated to T5 and 2000 litre grease trap, dedicated to T10.



# DEVELOPING LASTING OPPORTUNITY

## OUR TEAM

The Bradshaw will be brought to life by highly experienced project team, with a dedication to ensuring residents have everything they need to live their best lives at the heart of this exciting address. As the only brand new mixed use project in Manning, The Bradshaw is set to offer attractive investment potential that sets it apart from the rest.



## DEVELOPER

With a focus on delivering premium quality buildings, Devwest is committed to creating modern and connected places that allow people to thrive. Devwest have a proven track record of success, developing a range of commercial and residential projects throughout Perth and beyond.



## ARCHITECT

MJA Studio is made up of a tight-knit family of architects and designers, with a common desire to create developments that offer enduring value. Taking a collaborative approach to every project, MJA Studio has enjoyed award-winning success across a range of premium developments.



## CONTACT US

To find out more about this exciting new development, get in touch today.

DEVELOPED BY



## FOOD AND BEVERAGE / RETAIL / COMMERCIAL ENQUIRIES



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