



Gross Waddell ICR

1A Windsor Place
Windsor



Land Area
737 sqm*

OUTLINE INDICATIVE ONLY

For Sale

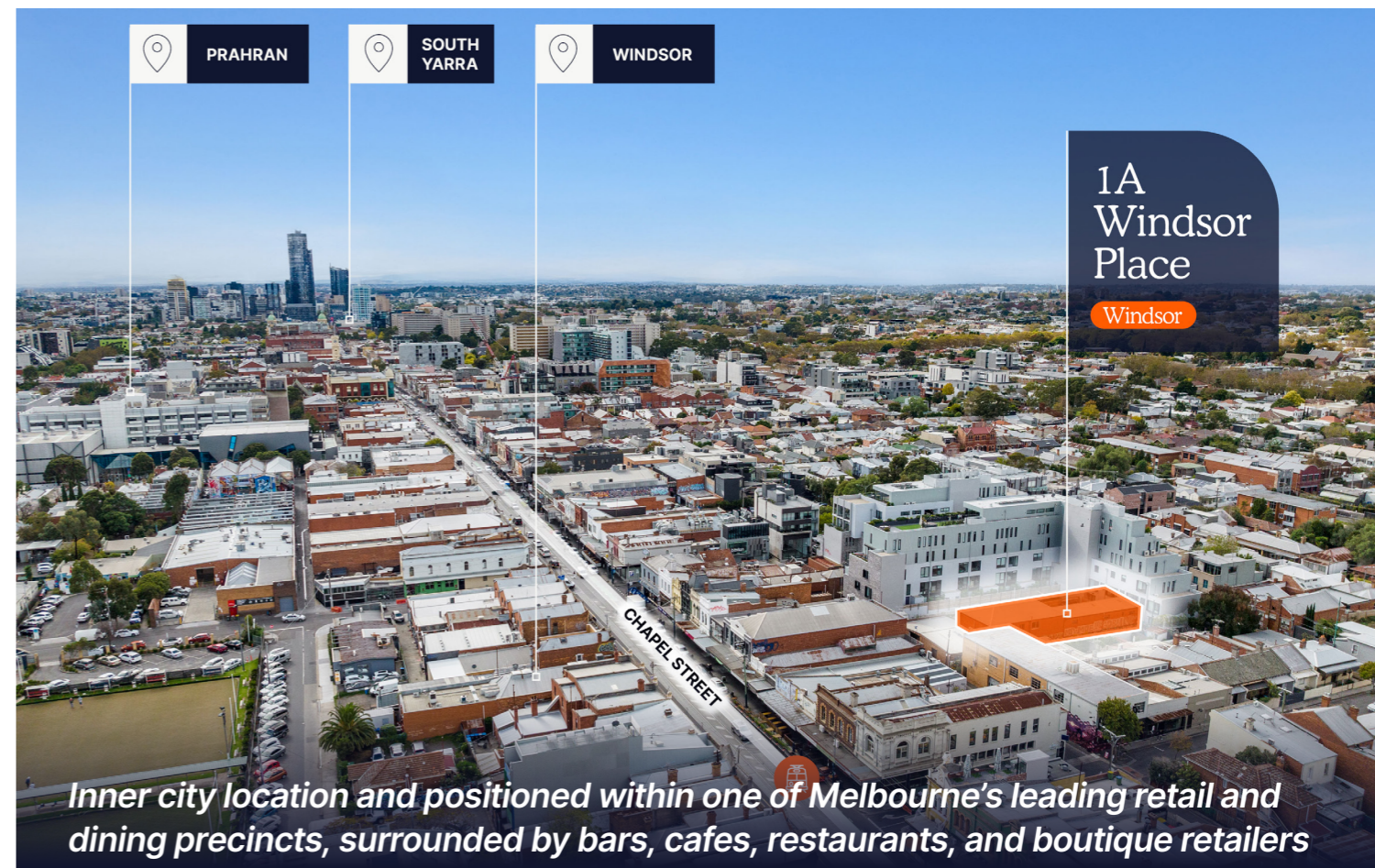
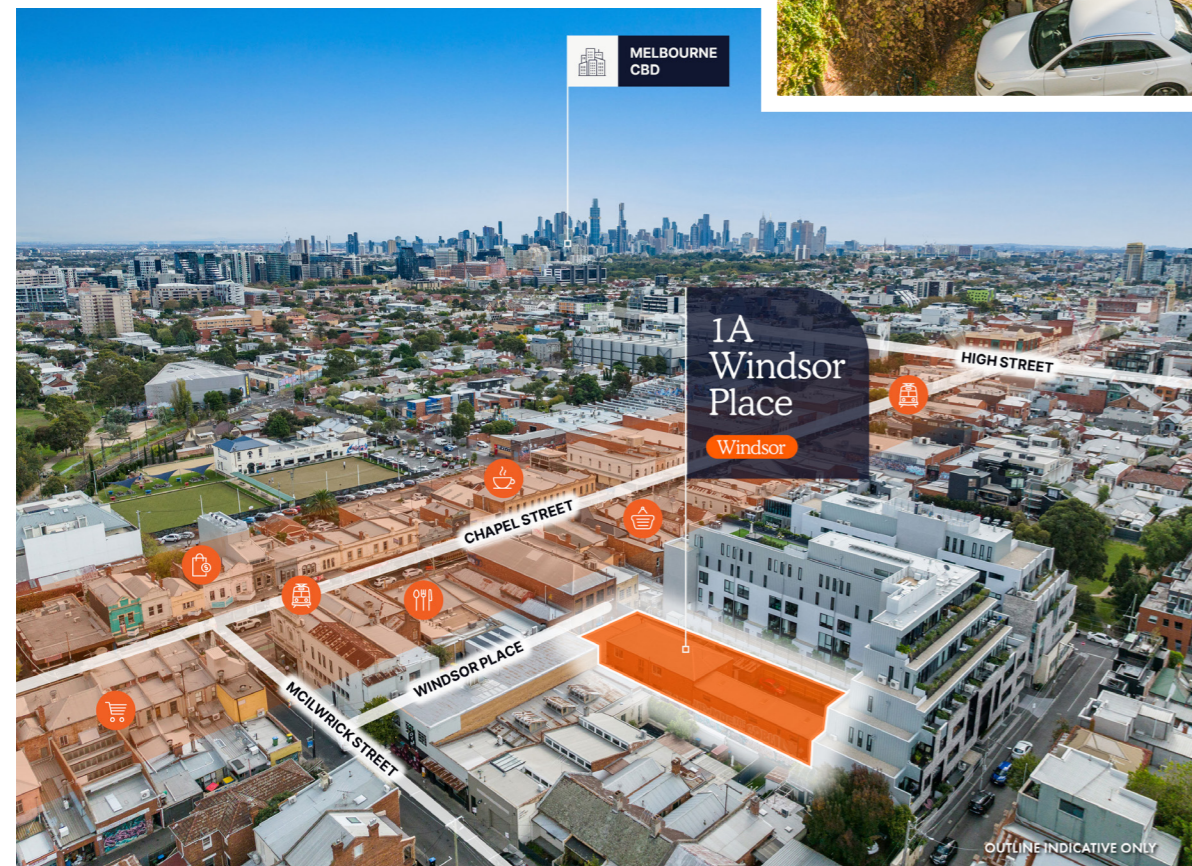
Expressions of Interest closing
Thursday 14th May 2026 at 3pm

A Rare Opportunity in One of Melbourne's Hotspots

Gross Waddell ICR is pleased to present 1A Windsor Place, Windsor to the market for sale via Expressions of Interest.

This is a unique opportunity for developers, investors, or owner-occupiers seeking a substantial, versatile landholding in a tightly held and highly sought-after location.

The property offers significant upside potential through redevelopment (STCA), repositioning, or long-term investment, capitalising on Windsor's continued appeal and limited supply of quality landholdings.



Key Highlights



737sqm* landholding with dual frontages Windsor Place (16.75m*) and R.O.W. (44m*)



Unique two-level building of 452sqm* comprising 4 separate tenancies



Zoning: Activity Centre Zone (ACZ1)



Favourable lease terms allow developers early access and holding income



280m* to Windsor Railway Station, close to tram services along Chapel Street and Dandenong Road



Suit: Developers*/Owner Occupiers/Investors

*Approximate

^STCA - Subject to Council Approval

Tenancy Schedule

Property	Tenant	Area (sqm)*	Rental p.a.*	Lease Term	Lease Comm.	Options	Reviews
Factory 1	William Eicholtz - Sculptor	150	\$53,143.07	Monthly	N/A	N/A	N/A
Factory 2	Clapham Landscapes	77	\$20,934.36	Monthly	N/A	N/A	N/A
Factory 3 & 4	Vacant	148	N/A	N/A	N/A	N/A	N/A
Factory 5	Sound of Soma	77	\$20,800	1 year	30/8/2025	N/A	4%
Total		452	\$94,877.43				



Gross Waddell ICR

Every angle covered.



Method of Sale

For Sale via Expressions of Interest closing on Thursday 14th May 2026 at 3pm.

Sale Terms

10% Deposit and 120 days settlement or by negotiation.

EXCLUSIVE SELLING AGENTS



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