

Short move for giant group

RICHARD EVANS



ON THE MOVE: Detmold's Sascha Detmold Cox and Alf Ianniello at the Brompton HQ

Picture: BRENTON EDWARDS/AAP

AN Adelaide-headquartered, international paper and packaging manufacturer is to relocate to Regency Park.

The Brompton-based Detmold Group will move to a new greenfield, state-of-the-art facility which will house its manufacturing operation, sales, shared services and warehousing, chief executive Alf Ianniello said.

"The relocation is consistent with our global strategy of expansion to meet local and international market needs and provide leading edge innovative packaging solutions to customers," he said.

The relocation and new plant supports Detmold's progressive packaging business strategy with other plants opening in Vietnam, India, and Philippines over the last five years he said.

"The new plant and associated premises will be highly energy efficient to meet the quality, safety and sustainability standards our customers have come to expect."

CBRE's Harry Einarson, Jordan Kies and Alistair Laycock have been appointed to manage the sale of Detmold's current 45 Chief St complex, which has been held under the same family ownership for almost 50 years.

"We are extremely proud of our history as a private family-owned business. This exciting move will position us for future growth and create new opportunities for South Australians," Detmold Group's executive general manager (sales) Sascha Detmold Cox said

The site, which has a net passing income of \$1,650,000 per annum, is for sale with a two-year leaseback (with a one-year option) to Detmold Group to accommodate the construction of, and relocation to, its new purpose-built facility in nearby Regency Park Mr Ianniello said.

"This is a significant project and demonstrates a commitment to maintaining a manufacturing presence in SA. The move to Regency Park will consolidate our head office, manufacturing facility and distribution centre in one location."

Comprising multiple office and warehouse buildings with a gross leasable area of 24,026sq m on a landholding of 37,634sq m, the Brompton site's "urban core" zoning allows for future uses including medium to high density residential, licensed premises, office and healthcare.

Agent Harry Einarson said the short-term leaseback offers a valuable holding income during any planning and approval stages, providing a major draw for buyers.

"With functional existing improvements, the property presents the opportunity to develop a high-quality residential offering with effective staging to maintain cash flow throughout the development," he said.

"This is the ultimate repositioning and mixed-use staged development opportunity, ready for the astute developer/ investor."

The property's location offers excellent transport amenity to the Adelaide CBD including the free tram service and upgrades to Bowden train station Mr Einarson said.

"There is a shortage of large industrial facilities on the city fringe and as many industrial occupiers require quick road connections, this property will appeal to the industrial owneroccupier and/or tenant market," CBRE's Jordan Kies said.

The new headquarters, which will be adjacent the existing Detmold distribution centre on Regency Rd, will help ensure greater efficiencies to allow Detmold to maintain competitiveness in the market place and continue to build close relationships with existing and new customers and fulfil their needs Mr Ianniello said.