



SE Business - Commercial Property

HD **Chinese** cosmetics retailer heads west for distribution hub

BY Nicole Lindsay

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LP **Chinese** cosmetics retailer UA Holdings, has cemented its Australian operations with the **purchase** of a new distribution centre in Melbourne's western suburbs.

UA Holdings, **China's** third-largest cosmetics retailer, has recently bought an Australian make-up brand, MOR Cosmetics and paid \$10.8 million for a warehouse in Altona North.

TD The 11-13 Chambers Road **property** is on a 24,000-square-metre **site** and includes two warehouses covering 10,632 square metres of space, as well as 10,000 square metres of hardstand.

Savills agent Tim Casanelia, who negotiated the deal with Gross Waddell's Jamie Stewart, said the 12-year-old **property** came up for lease or **purchase** after Qube Logistics moved out.

"UA was always a buyer," Mr Casanelia said.

UA Holdings chief executive Jeff Nadelman said acquisition of the **property**, which is close to major arterial roads, was in line with the **company's** strategic plans for Australia. "It's a key component of our overall vision to provide Australia, Asia and Europe with cosmetic products," said Mr Nadelman, who **sold** MOR Cosmetics to UA Holdings last December.

Title documents show the warehouse was bought from the Fink family's investment vehicle, Highmarsh, which had owned the **property** since 2005.

Mr Casanelia said the western suburbs has always been popular for logistics. "There's easy access to the freeways and the port is only 10 minutes away. Whereas in the east, you're 55-60 minutes away," he said.

CBRE research shows development in the west has grown 10-12 per cent every year since 2013 with businesses committing to more than 400,000 square metres of new or existing space in the past 18 months. Developers such as Dexu, Frasers, Vaughan, Goodman and [Charter Hall](#) have estates in the area.

CBRE industrial agent Todd Grima said most of the newly committed space was to tenants rather than owner-occupiers, with major companies Target, Reject Shop, Country Road, Fisher & Paykel, Global Freight and Wheadons Freight Management among those moving into new digs.

Automobile logistics **company**, CEVA, is moving from seven separate buildings to a new 83,000-square-metre super **site** at Frasers' West **Park Industrial Estate**.

CBRE director Tom Hayes said Frasers and Goodman have a combined 45,000 square metres of speculatively developed **property** under construction.

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