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\$45 MILLION ADVANCED MANUFACTURING HUB FOR ADELAIDE'S NORTH

Bedford, Leyton Property and Leyton Funds are partnering to create a state-of-the-art advanced manufacturing hub in Adelaide's north expected to be worth over \$45 million once complete.

The joint venture partners have unveiled plans for what is believed will be Australia's largest social enterprise site, offering employment opportunities to people of all abilities.

The development will be located on what is expected to be one of South Australia's largest commercial greenfield development sites on Main North Road in Salisbury South.

It will specialise in the advanced manufacture of furniture and the supply of components to the commercial joinery and construction industry.

"The investment will significantly increase Bedford's manufacturing capability to deliver a world-class commercial product to the market. This will include an investment in the latest automation and robotics technology," said Bedford COO Social Enterprises Sam Hunter.

Adjacent to the new advanced manufacturing facility will be a first-class Food and Beverage Hub with hospitality retail offerings including:

- commercial kitchen
- beverage production facilities
- public entertainment area

The hub will be home to Bedford's first social enterprise called Cultivate Food and Beverage, which recently opened its first site in Brooklyn Park. This social enterprise has a unique offering, delivering a full supply chain solution to medium- and large-size food and beverage producers with a national footprint.

Approximately 100 jobs are expected to be created during construction. The centre will provide ongoing employment for more than 200 people when complete.

Bedford CEO Myron Mann said that, pending council approval, construction was expected to begin later this year and be completed in 2025.

“Bedford has a long and successful history of manufacturing in South Australia,” said Mr Mann.

“This investment in our future will enable us to grow, innovate and manufacture at scale while remaining true to our purpose to provide choices in skill-building and career pathways.

“As a social enterprise it will be a vibrant place to work, offering high-value roles and transferrable skills for employees of all abilities. Jobs will include joiners, machine operators, production workers, chefs, supervisors, and apprentices, in a supportive and inclusive environment.

“The site has been strategically chosen for its freight route among other strategic reasons. It will support Bedford to maintain and grow our existing manufacturing contracts and provide opportunities for new partnerships, in particular food and beverage producers north of Adelaide and across the state.

“We are pleased to work with Leyton Property as our development partner and Leyton Funds as our long-term investment partner to help us bring our vision for the site to life.”

“Leyton Property is thrilled to be working with Bedford on this exciting property development,” said Leyton Property Managing Director Hamish Brown.

“As a real estate asset, this will be an exceptional new industrial property, well located and highly accessible with a strong tenant in the Bedford Group.”

“We will co-invest with Bedford to own this premium-grade industrial property together. This project fits with our investment objectives as well as supporting long-term social benefits,” said Leyton Funds Managing Director Warwick Mittiga.

“As a social enterprise, it provides a platform to support Bedford to grow employment pathways.”

Bedford’s investment forms part of its five-year masterplan announced in November 2022.

Bedford engaged property advisory firm Broadway Property to source and secure the site and guide the joint venture partnership arrangements.

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