



Unit 12

9 Lindsay Street

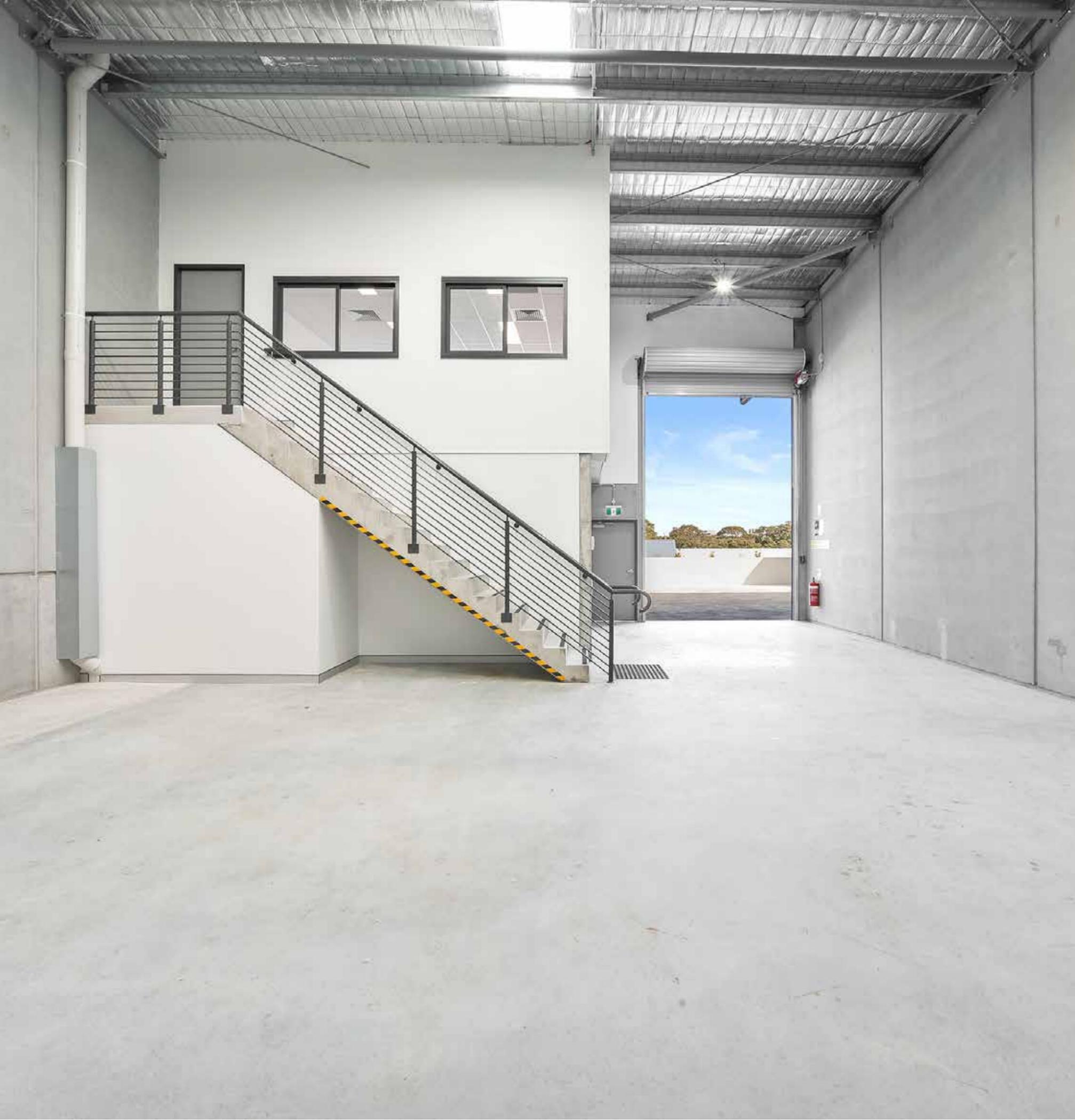
ROCKDALE

Information Memorandum | For Sale



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Executive Summary

Address	Unit 12/9 Lindsay Street, Rockdale NSW 2216
Legal Description	Lot 12 SP106016
Property Type	Industrial Strata Warehouse
Strata Area	180m ²
Parking*	2 car spaces
LGA	Bayside Council
Zoning	E4 – General Industrial under Bayside Local Environmental Plan 2021
Occupancy	Vacant Possession
Outgoings*	TBA
Open for Inspection	Private Appointment
Selling Agents	<p>Damen Astey Sales & Leasing Director M: 0431 817 616 T: 9546 3555 E: damena@commercial.net.au</p> <p>Jackson Chambers Sales & Leasing Consultant M: 0476 001 048 T: 9546 3555 E: jacksonc@commercial.net.au</p>

*Approximate



The Asset

Description

CPG are pleased to present to the market for sale this brand new warehouse with high internal clearance. Centrally located within the tightly held Rockdale industrial district and only a short distance to Sydney Airport and the CBD.

With its strategic location and forward-thinking features, this property presents an unparalleled opportunity for occupiers and investors to capitalise on a modern business setting.

Property Highlights

- 128m²* of warehouse floorspace
- 52m²* open plan office with ducted air-conditioning
- Brand new kitchenette and amenities
- Expansive bathroom with toilet and shower
- LED lighting throughout premises
- 3 phase power
- 2 allocated car spaces
- Ample natural light

Outgoings

Council Rates*	TBA
Water Rates*	Estimated at \$720.00 pa
Strata Levies*	\$10,659.00 pa
Land Tax (Based on UCV of \$141,360.00)	Nil
TOTAL*	TBA

*Approximate



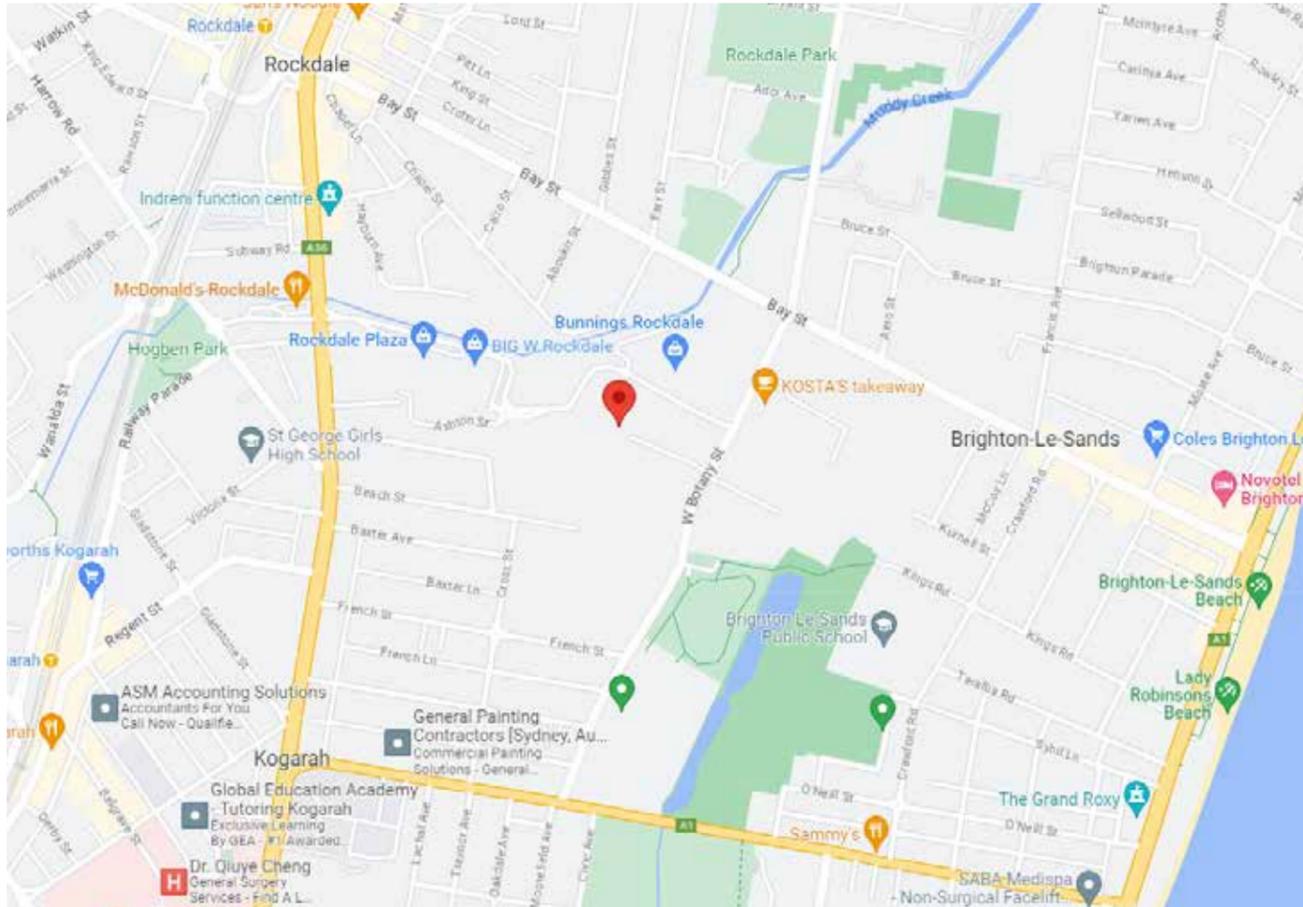
Location

Rockdale is a suburb in southern Sydney, located 13 kilometres south of the Sydney central business district and is part of the St George area. Rockdale is one of the administrative centres for the local government area of the Bayside Council. Since 1985 Rockdale has been a twinned city with Bitola, in the Republic of Macedonia.

Rockdale has a mixture of residential, commercial and light industrial areas. The main shopping strip runs along the Princes Highway, on the eastern side of Rockdale railway station. The commercial centre spreads out into surrounding streets and on the western side of the railway line. King Street has developed into a cosy strip of cafes and grocery shops. Commercial developments run along the length of the parts of Bay Street and West Botany Street. The light industrial areas are located around West Botany Street.

Rockdale Plaza is shopping centre located on Princes Highway in the southern part of the suburb. Rockdale Town Hall and the St George Tavern are examples of some of the Art Deco architecture in the area. The Town Hall was built in 1940 to a design by local resident and architect Douglas Gardiner.

Source: Wikipedia and Google Maps



Planning Details

E4 – General Industrial under Bayside Local Environmental Plan 2021

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To ensure adequate protection of industrial land and uses, in line with the strategic direction to retain and manage industrial land and land for urban services.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Moorings; Mooring Pens; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

Key Planning Contacts

COUNCIL: Bayside Council

TELEPHONE: 1300 581 299

EMAIL: council@bayside.nsw.gov.au

WEBSITE: www.bayside.nsw.gov.au

POSTAL ADDRESS:
PO Box 21,
Rockdale NSW 2216

STREET ADDRESS:
444-446 Princes Highway
Rockdale NSW 2216

Planning Controls



Zoning

Zone E4 – General Industrial



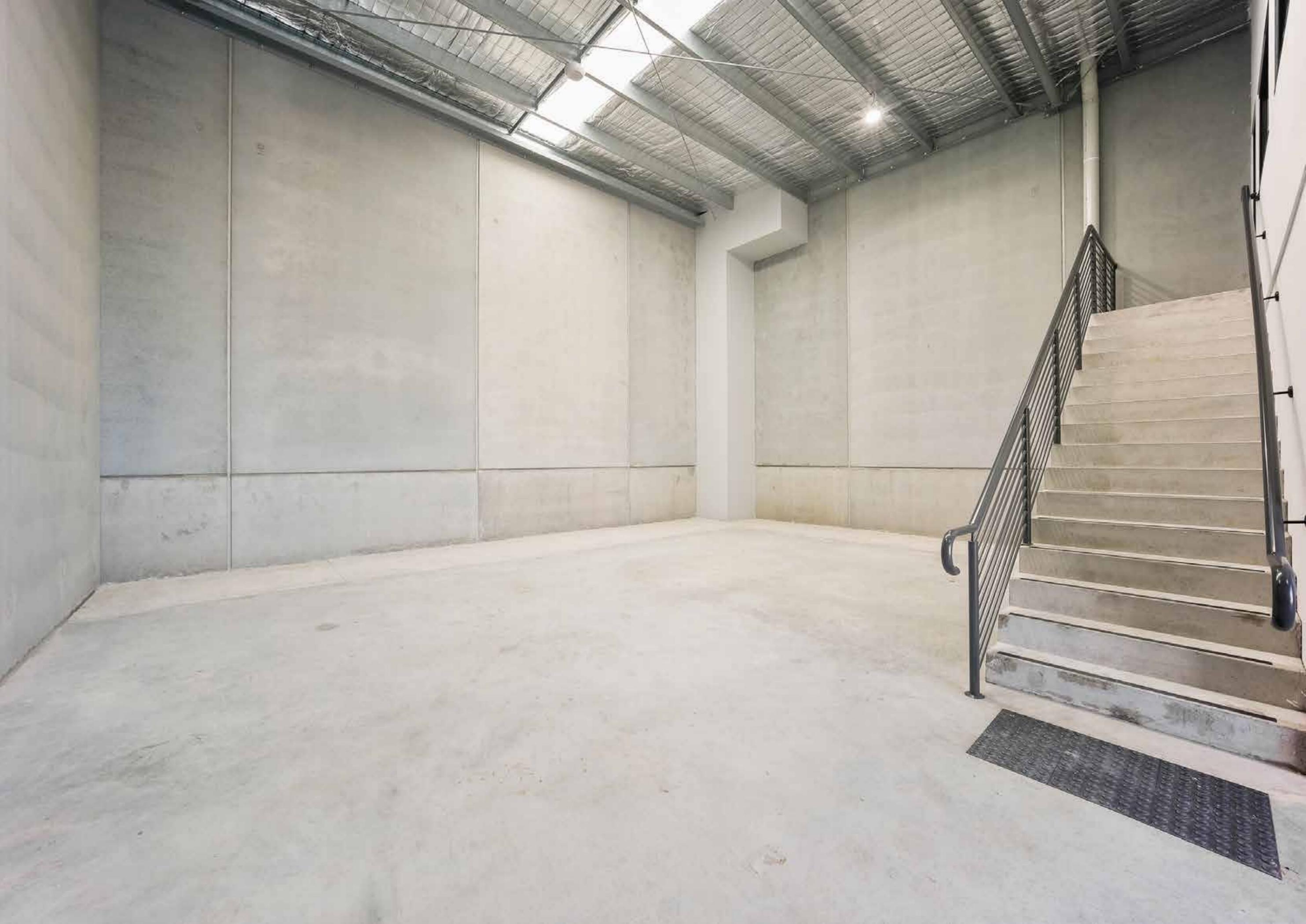
Height of Building

14.5m

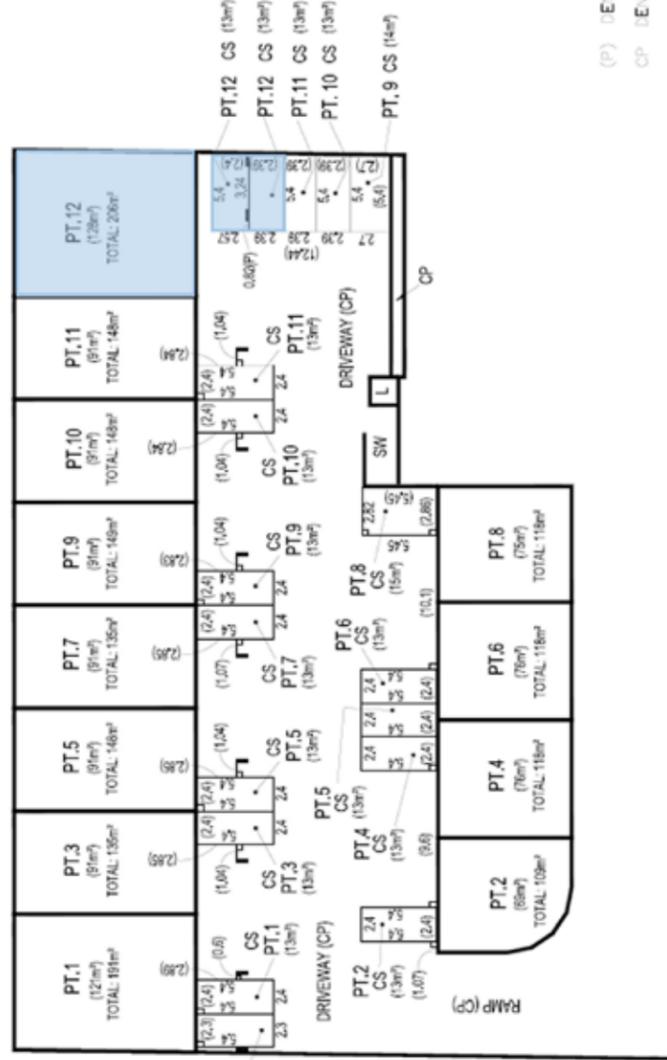


Floor Space Ratio

1:1



FIRST FLOOR PLAN

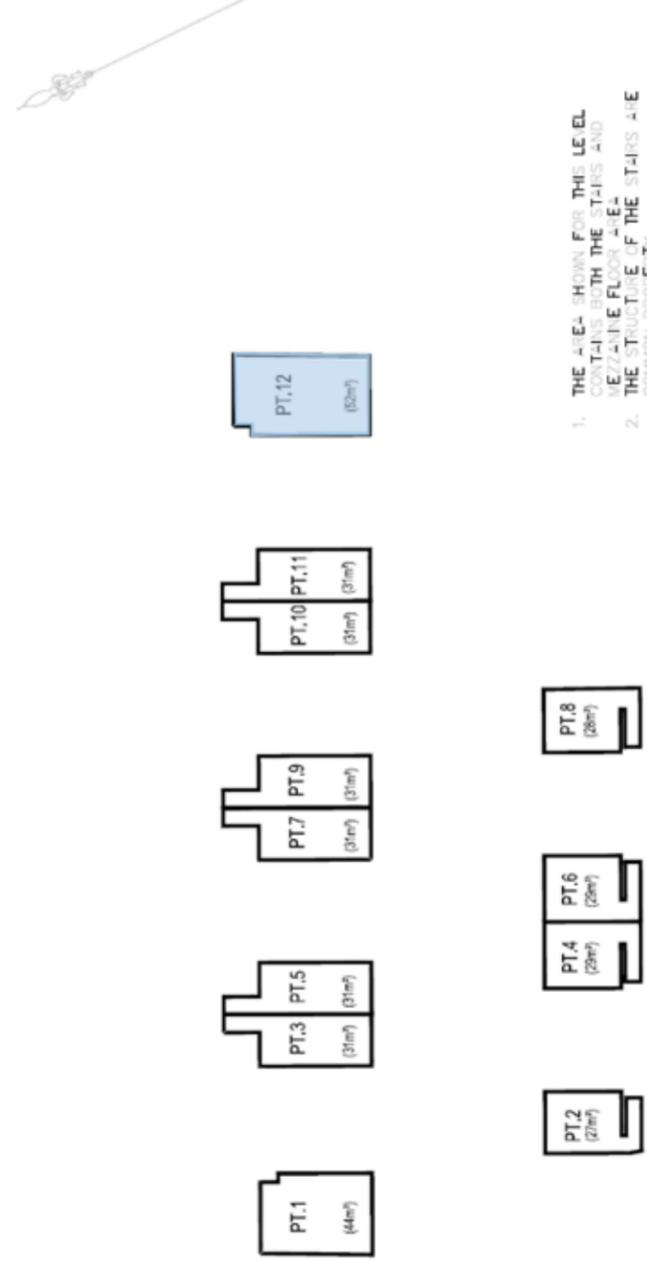


- (P) DENOTES PROLONGATION ALONG FACE OF COLUMN
- CP DENOTES COMMON PROPERTY
- L DENOTES LIFT (COMMON PROPERTY)
- CS DENOTES CAR SPACE
- SCS DENOTES SMALL CAR SPACE
- DENOTES COLUMN
- SW DENOTES STAIR WELL (COMMON PROPERTY)

1. AREAS ARE APPROXIMATE
2. CARSPACES ARE LIMITED IN HEIGHT TO 2.7 METERS ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR LEVELS UNLESS COVERED WITHIN THIS UNIT.

SURVEYOR Name: MATTHEW WILLIAMS CLEARY Date: 16.12.2022 Reference: 11922801001_00	PLAN OF SUBMISSION OF LOT 11 IN D.P.1279989	L.C.A.: BAYLEE Locality: ROCKDALE Reference: 1:300 Legal References	Registered 13/03/2023 	SP106016
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FIRST FLOOR MEZZANINE PLAN



1. THE AREA SHOWN FOR THIS LEVEL CONTAINS BOTH THE STAIRS AND MEZZANINE FLOOR AREA
2. THE STRUCTURE OF THE STAIRS ARE COMMON PROPERTY

SURVEYOR Name: MATTHEW WILLIAMS CLEARY Date: 16.12.2022 Reference: 11922801001_00	PLAN OF SUBMISSION OF LOT 11 IN D.P.1279989	L.C.A.: BAYLEE Locality: ROCKDALE Reference: 1:300 Legal References	Registered 13/03/2023 	SP106016
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Sales Information

Contract for Sale

Copies of the sale contract are available by contacting the selling agents.

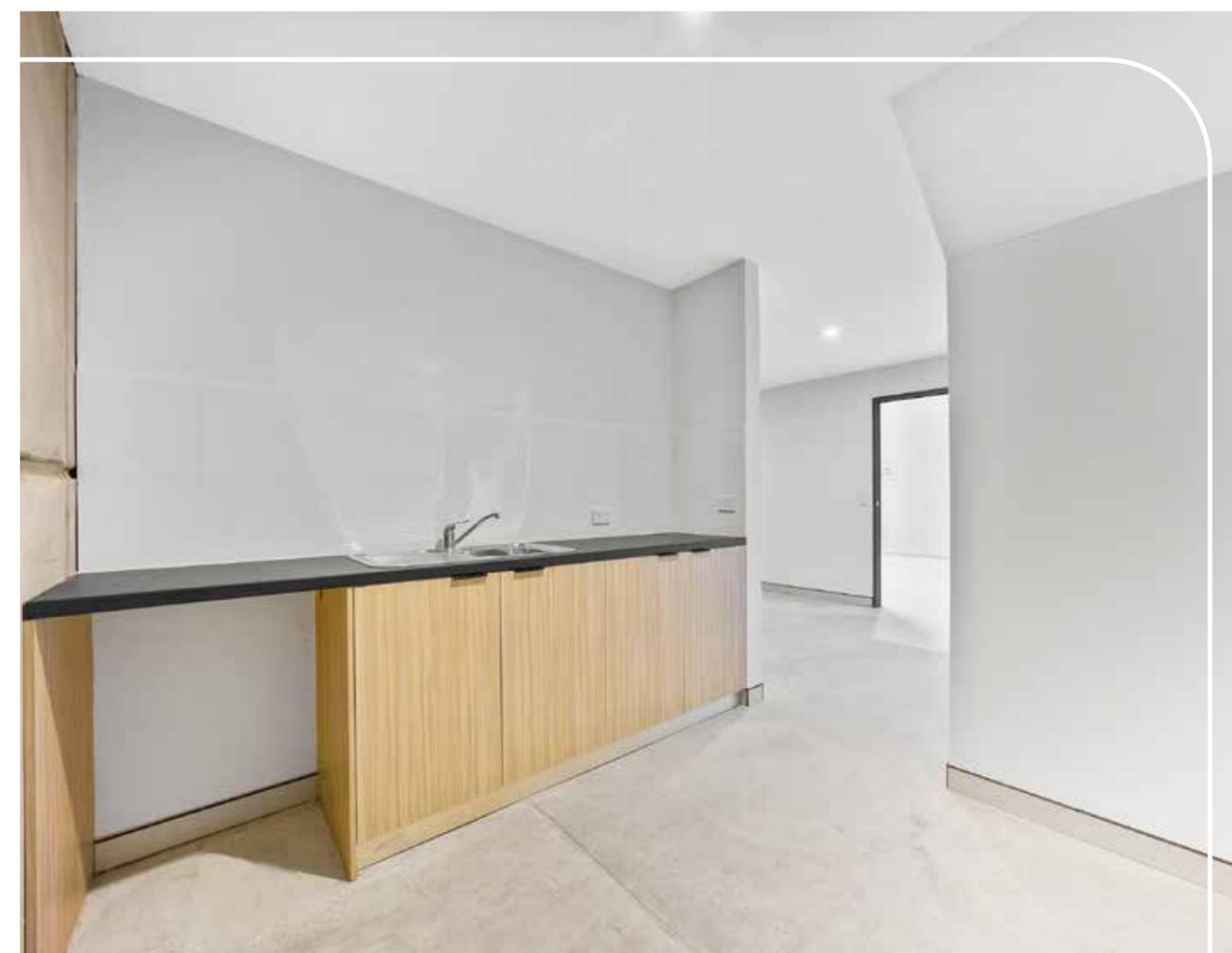
Open for Inspection

Private Appointment

Contact

Damen Astey
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M: 0431 817 616
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E: damena@commercial.net.au

Jackson Chambers
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