



2/340 Chisholm Road
AUBURN

Information Memorandum | For Sale



25
Years





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Executive Summary

Address	2/340 Chisholm Road, Auburn NSW 2144
Legal Description	LOT 1 SP81104
Property Type	Industrial Strata Unit
Office Area	123m ²
Warehouse Area	329m ²
Total Building Area*	452m ²
Parking*	4 On-Site Car Spaces
LGA	Cumberland Council
Zoning	E4: General Industrial under Cumberland Local Environmental Plan 2021
Occupancy	Tenanted (Short Term)
Outgoings*	\$14,119 p.a.
Open for Inspection	Wednesdays 1:00 pm - 1:30 pm
Auction	6.00pm on Thursday, 27th March 2025 In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Selling Agents	Matthew McHardy Managing Director M: 0418 280 799 T: 02 9709 6111 E: matthewm@commercial.net.au
	Mitchell Owen Sales & Leasing Manager M: 0401 451 889 T: 02 9709 6111 E: mitchello@commercial.net.au







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MAKING INTERIORS
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2

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wood / metal / plastic / glass / stone

Key Features



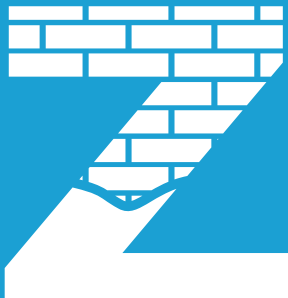
452m² total internal
floorspace



4 On-site
Car Spaces



Total GROSS income of
\$104,000 pa + GST



Zoning is
E4: General Industrial



Display/Showroom space



Close proximity to Regents
Park & Sefton Train
Stations



AGX162N5

EXCITEMOTORSPORTS 4722 6222

Storage

Fast Fit

GORILLA

Description

Discover unparalleled business potential, exposure & function. Industrial warehouse gem at the street front with exposure and business position, visibility and branding.

📍 Strategic Business Location:

Positioned within Auburn's prominent industrial precinct, offering businesses strategic advantages including proximity to major transport routes, convenient access to amenities such as Regents Park train station and shopping facilities, and potential networking opportunities within a thriving commercial hub, fostering business growth and operational efficiency.

Property Features:

✓ **Spacious Warehouse:** Enjoy a generous 340m² ground floor warehouse area, perfect for storage, manufacturing, or distribution activities. The high clearance design enhances vertical storage capability, accommodating diverse business needs.

✓ **Modern Office Space:** A sleek 133m² first-floor corporate office offers a contemporary workspace, ideal for administrative tasks and strategic planning.

✓ **Onsite Parking:** Benefit from four dedicated onsite car spaces, ensuring convenience for you and your clients.

✓ **Container Drop Zone:** Designated area on-site for efficient loading and unloading of containers, optimizing logistics operations and ensuring streamlined supply chain management.

✓ **Customer Entry and Showroom:** Welcoming and accessible customer entry with potential for showroom space, providing a professional and inviting environment for clients, enhancing customer experience, and showcasing products/services effectively.

Unlock the full potential of your business at this strategically located property, where efficient logistics, customer engagement, and operational excellence converge to elevate your success.

Outgoings

Council Rates*	\$2,666 p.a.
Water Rates*	\$765 p.a.
Strata*	\$10,688 p.a.
TOTAL*	\$14,119 p.a.

Tenancy Schedule

Tenant	Jandson Homes
Annual Rental	\$104,000 p.a. + GST
Lease Expiry	11th July 2025
Option	Not Applicable
Bond	\$25,850

ENFIELD INT

SYDNEY CBD

2/340 CHISHOLM R
AUBURN



TERMODAL LOGISTICS CENTRE

REGENTS PARK TRAIN STATION

ROAD



Location

Auburn is a Western Sydney suburb in the state of New South Wales, Australia. Auburn is located 16 kilometres (9.9 mi) west of the Sydney central business district and is in the local government area of Cumberland City Council, having previously been the administrative centre of Auburn Council. The suburb was named after Oliver Goldsmith's poem *The Deserted Village*, which describes 'Auburn' in England as the "loveliest village of the plain".

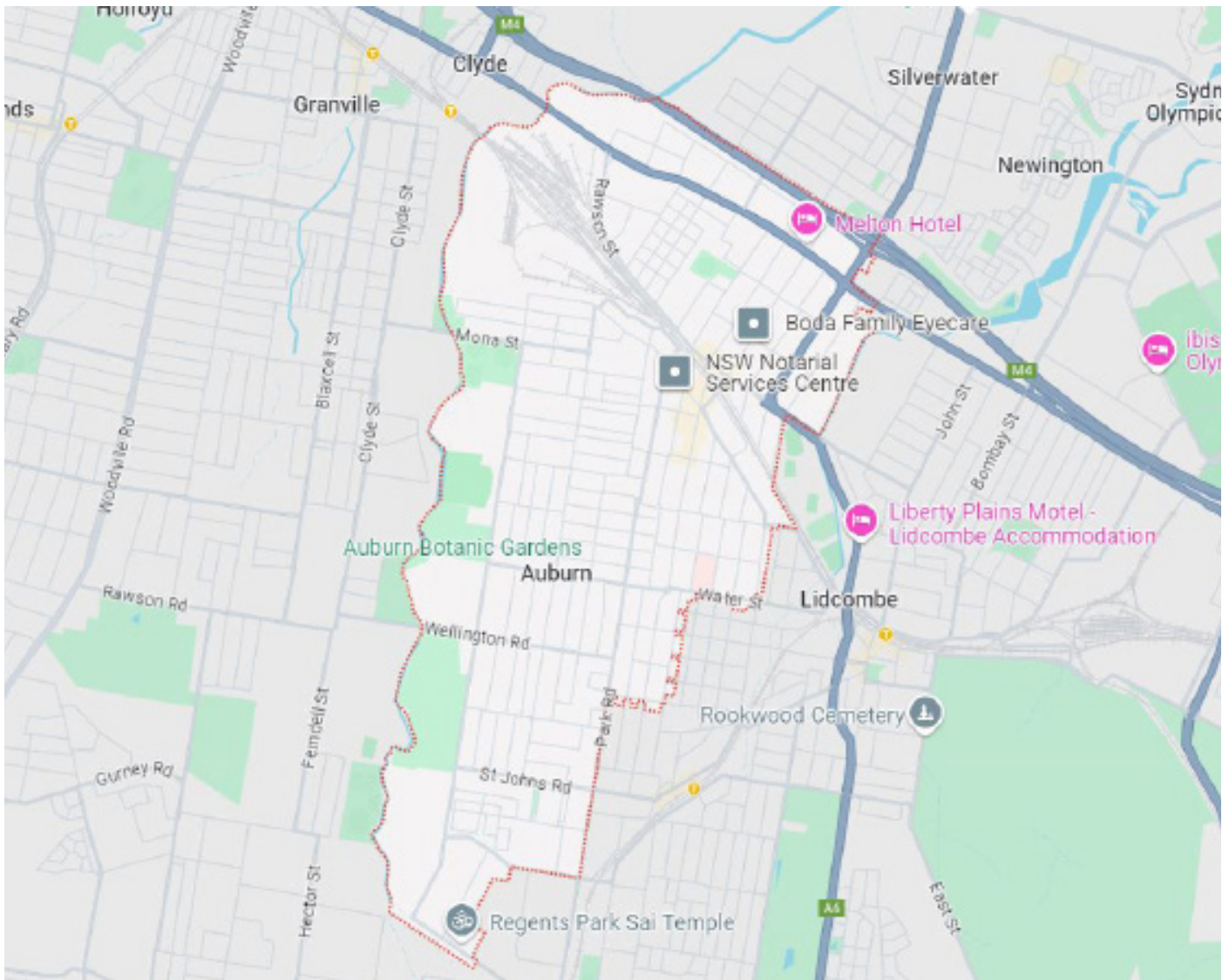
Auburn has a mixture of residential, commercial and industrial areas. A commercial area is located close to Auburn railway station. There are many multicultural restaurants and cafes.

South of the railway station, the commercial area stretches for approximately 1 kilometre (0.62 mi) and features many shops, restaurants and supermarkets, including a number of shops and restaurants specialising in Middle Eastern, Turkish and East Asian products and cuisine. This reflects Auburn's history as a popular place of settlement for successive waves of immigrants in Sydney.

Some distance north of the town centre clustered around the railway station, commercial and industrial developments are also located along the length of Parramatta Road and surrounding streets.

Auburn railway station is on the Western and Inner West & Leppington lines of the Sydney Trains network, where there are frequent services.

The Auburn Maintenance Centre, a large maintenance and storage facility which services Sydney Trains rolling stock, is located to the northwest of the town centre, close to Clyde station.



LIDCOMBE TRAIN STATION

HOME BUSH CBD

2/340 CHISHOLM ROAD
AUBURN







Planning Details

E4: General Industrial under Cumberland 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.

2 Permitted without consent

Nil

3 Permitted with consent

Centre-based child care facilities; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; School-based child care; 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

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities

Key Planning Contacts

COUNCIL: Cumberland City Council

TELEPHONE: 02 8757 9000

EMAIL: council@cumberland.nsw.gov.au

WEBSITE: <https://www.cumberland.nsw.gov.au/>

POSTAL ADDRESS:

PO Box 42
Merrylands NSW 2160

STREET ADDRESS:

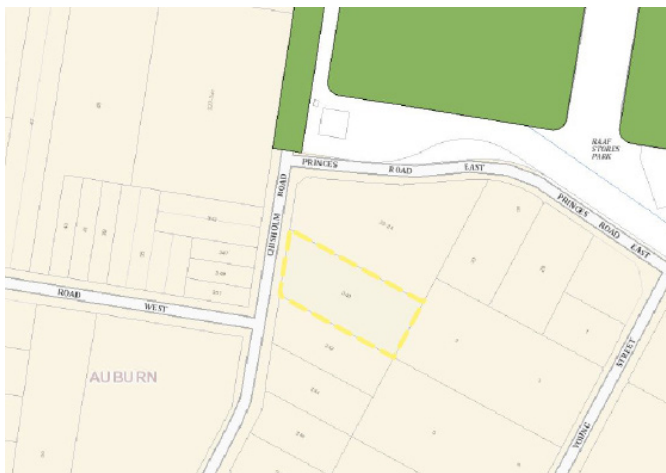
16 Memorial Avenue
Merrylands NSW 2160

Planning Controls



Zoning

Zone E4: General Industrial



Height of Building

To Be Confirmed



Floor Space Ratio

1:1





Sales Information

Contract for Sale

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

Open for Inspection

Wednesday's 1:00pm - 1:30pm

Auction

6.00pm on Thursday, 27th March 2025
In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Contact

Matthew McHardy

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