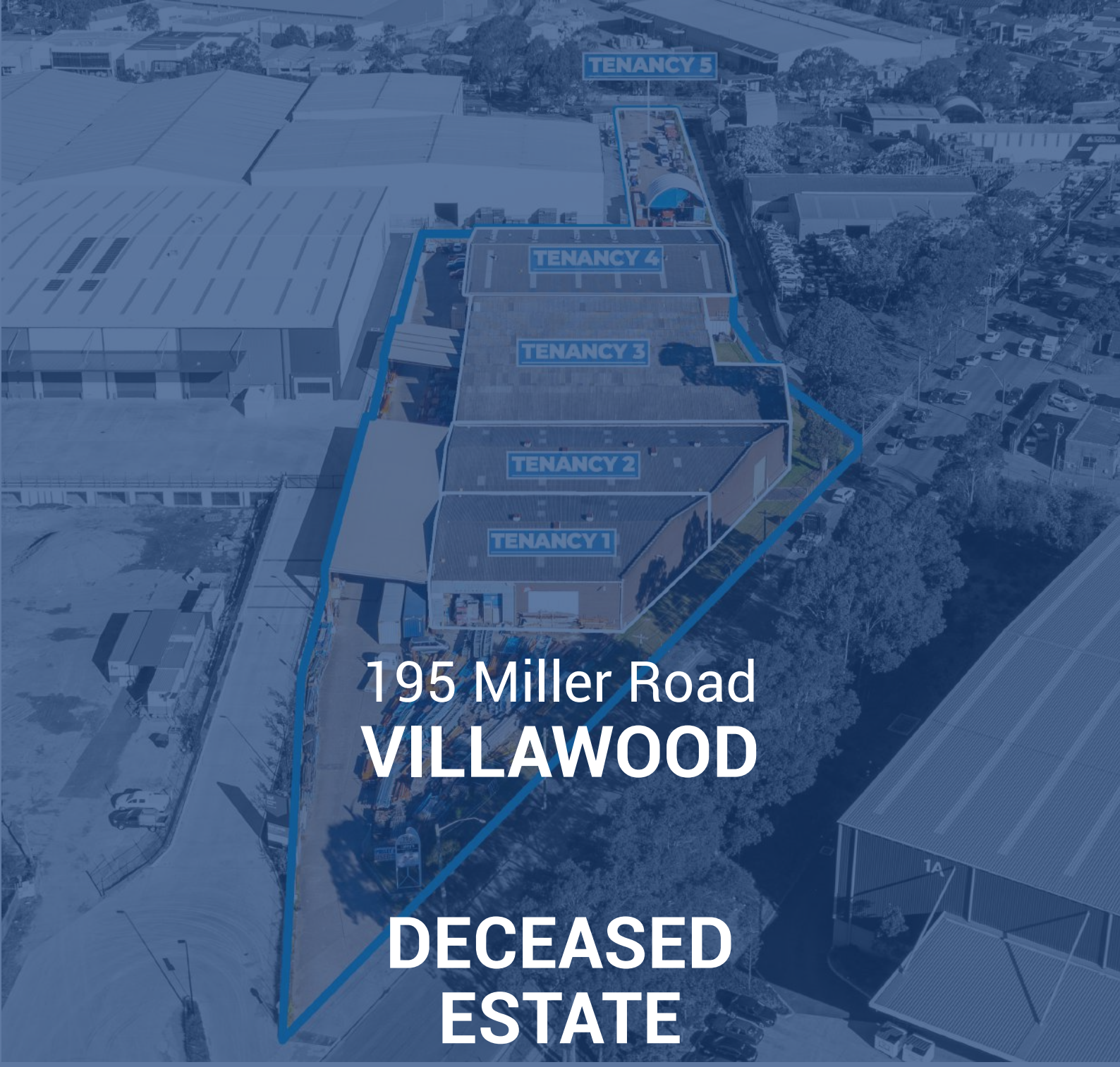


195 Miller Road
VILLAWOOD

DECEASED ESTATE

Information Memorandum | Expressions of Interest

CPG®
COMMERCIAL
Property Group





CONTENTS

Offering | 05

Property Summary | 06

Location | 08

Current Outgoings | 12

Current Income | 13

Planning Details | 14

AML Notice | 16

Contact Details | 17



OFFERING

Address	195 Miller Road, Villawood NSW 2163
Title Details	Lot 25 DP25402
Property Type	Torrens Title Industrial Building
Building Area*	6,392m² + 646m² awning
Land Area*	13,820m²
LGA	Canterbury-Bankstown City Council
Zoning	E4 - General Industrial - Canterbury-Bankstown Local Environmental Plan 2023 Amendment No. 5
Floor to Space Ratio	1:1
Occupancy	Tenanted with passing income
Outgoings*	$356,298.92 p.a
Open For Inspection	By Appointment
Expressions of Interest	Expressions of Interest

Matthew McHardy
Managing Director
M: 0450 440 799
E: matthewm@commercial.net.au

Mitchell Owen
Sales & Leasing Manager
M: 0401 451 889
T: 02 9709 6111
E: mitchello@commercial.net.au

*Approximate

PROPERTY SUMMARY

LANDMARK INDUSTRIAL OPPORTUNITY WITH INCOME, SCALE & FUTURE POTENTIAL

An opportunity of this scale and calibre is rarely offered to the market.

This property has come to the market for outright sale, first time in 32 years. Positioned prominently with an impressive 145 metre frontage to Miller Road, complemented by secondary frontage to Sir Thomas Mitchell Road, this substantial 13,820m² industrial landholding* presents an exceptional opportunity for occupiers, investors, developers and astute industrial property buyers.

The property currently comprises approximately 6,392m² of existing buildings*, providing immediate utility and flexibility, with the site currently occupied by five tenants on short-term tenancy arrangements. This existing tenancy profile provides a genuine strategic advantage — offering holding income and flexibility while a purchaser considers their longer-term objectives.

The Opportunity

Whether your vision is to:

OCCUPY — secure a substantial industrial facility for your own business;

INVEST — acquire a significant industrial holding with multiple existing income streams; or

REDEVELOP — unlock the future potential of an expansive site with exceptional street exposure and dual street access

Property Highlights

- 13,820m² substantial industrial site*
- 6,392m² existing buildings*
- Secondary frontage to Sir Thomas Mitchell Road
- Five existing tenants
- Short-term tenancy arrangements providing flexibility
- 990 metre walk to Chester Hill Station
- Exceptional accessibility to Hume Highway, and major arterial roads
- Suitable for a range of industrial strategies, subject to relevant approvals

*Approximate



6,392m²*

Total Internal Floorspace

13,820m²*

Total Land Area

E4 Zoning

General Industrial

High Profile

Huge Signage and Exposure

Tenanted

With Passing Income

LOCATION

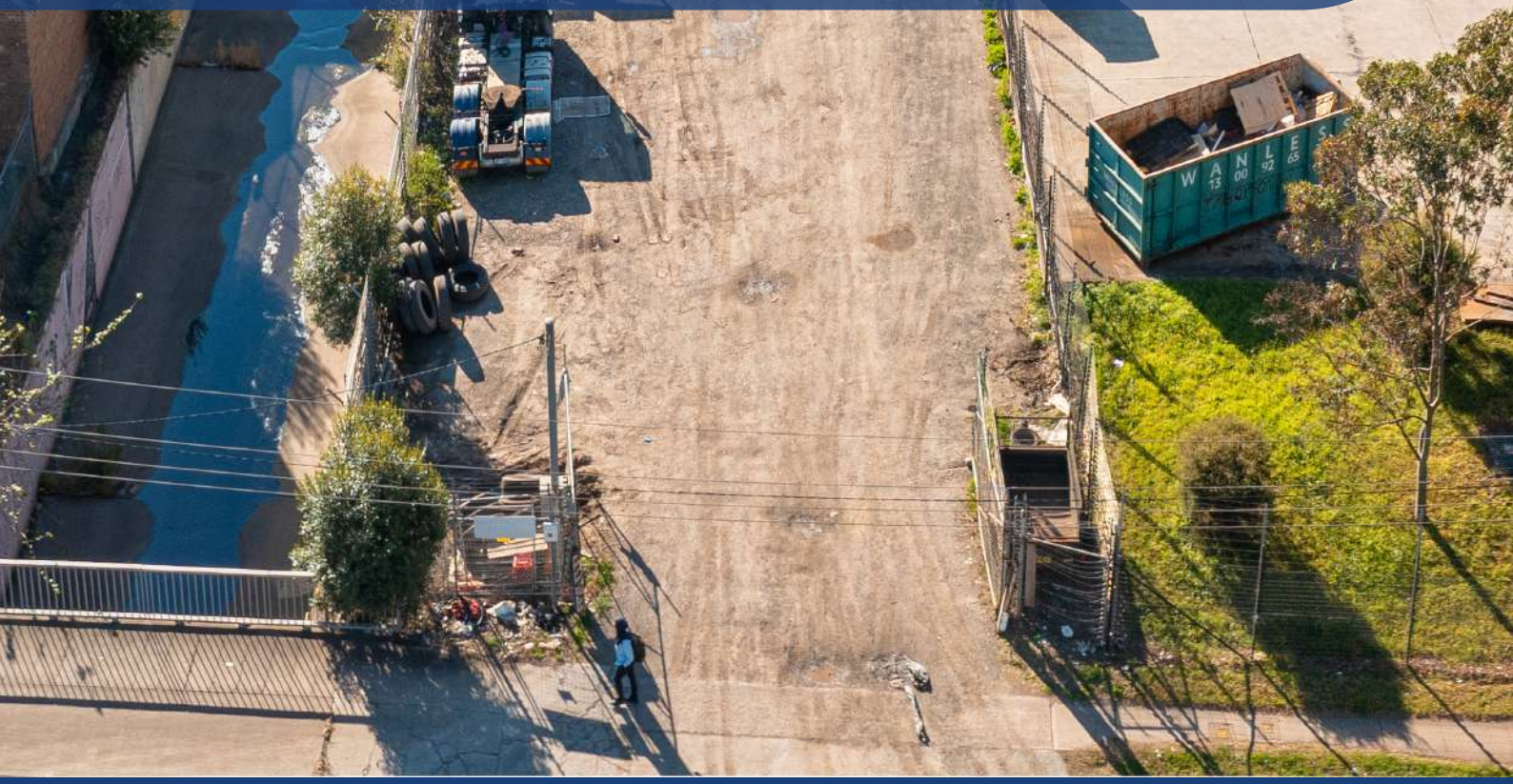
Villawood, NSW 2163 is an established industrial and commercial precinct strategically positioned in Sydney's central south-west, approximately 27 kilometres west of the Sydney CBD. The suburb forms part of a broader network of established employment lands extending through Villawood, Bankstown, Fairfield and surrounding Western Sydney industrial markets.

The location is particularly well suited to industrial, warehousing and logistics operations, benefiting from its proximity to the Hume Highway and convenient connections to Sydney's major arterial road network. These connections provide efficient access throughout metropolitan Sydney and to the M4, M5 and M7 Motorways, supporting distribution across Western Sydney and the wider Greater Sydney market.

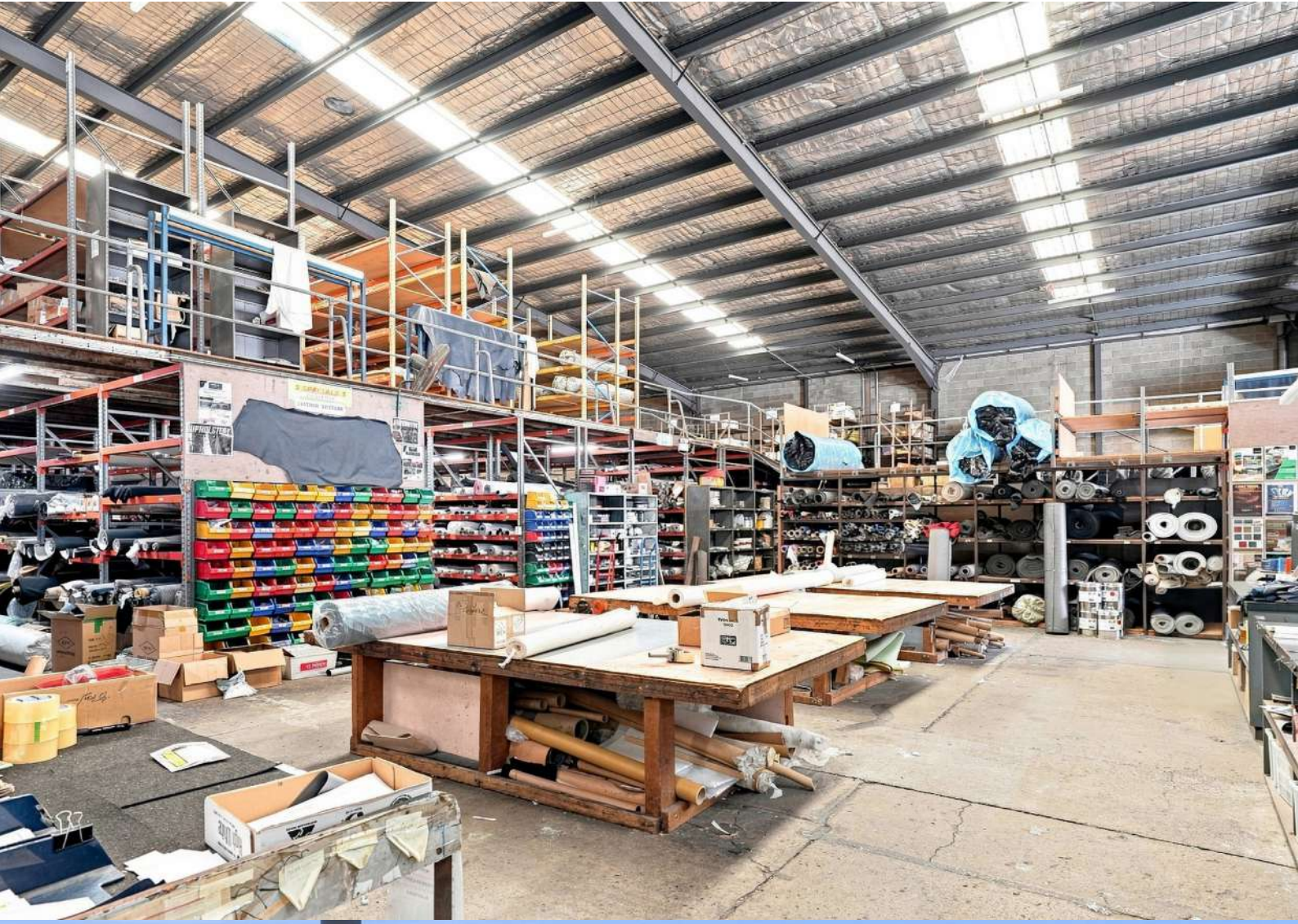
Villawood benefits from its position between several of Western Sydney's major commercial and employment centres, with convenient access to Bankstown, Parramatta, Liverpool and Fairfield. The surrounding region has a long-established manufacturing, transport, warehousing and industrial employment base, providing businesses with access to a substantial and diverse workforce.

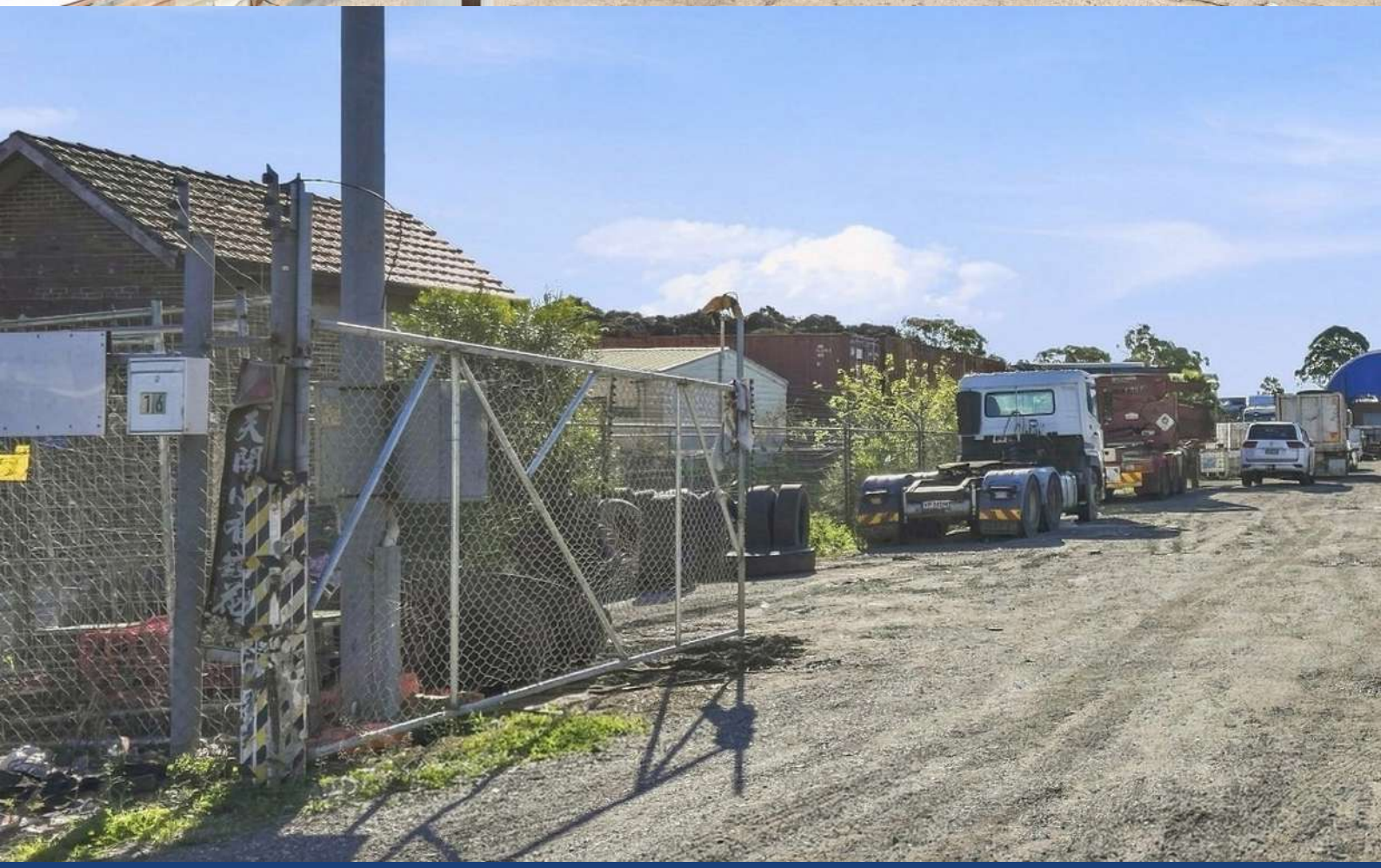
The precinct is characterised by a mix of warehousing, manufacturing, trade, automotive and commercial uses, reinforcing Villawood's position as an established industrial location within Sydney's tightly held central south-west market.

With strong arterial connectivity, proximity to major population and employment centres and an established industrial character, Villawood represents a strategically positioned location for occupiers, investors and developers seeking exposure to Sydney's industrial market.

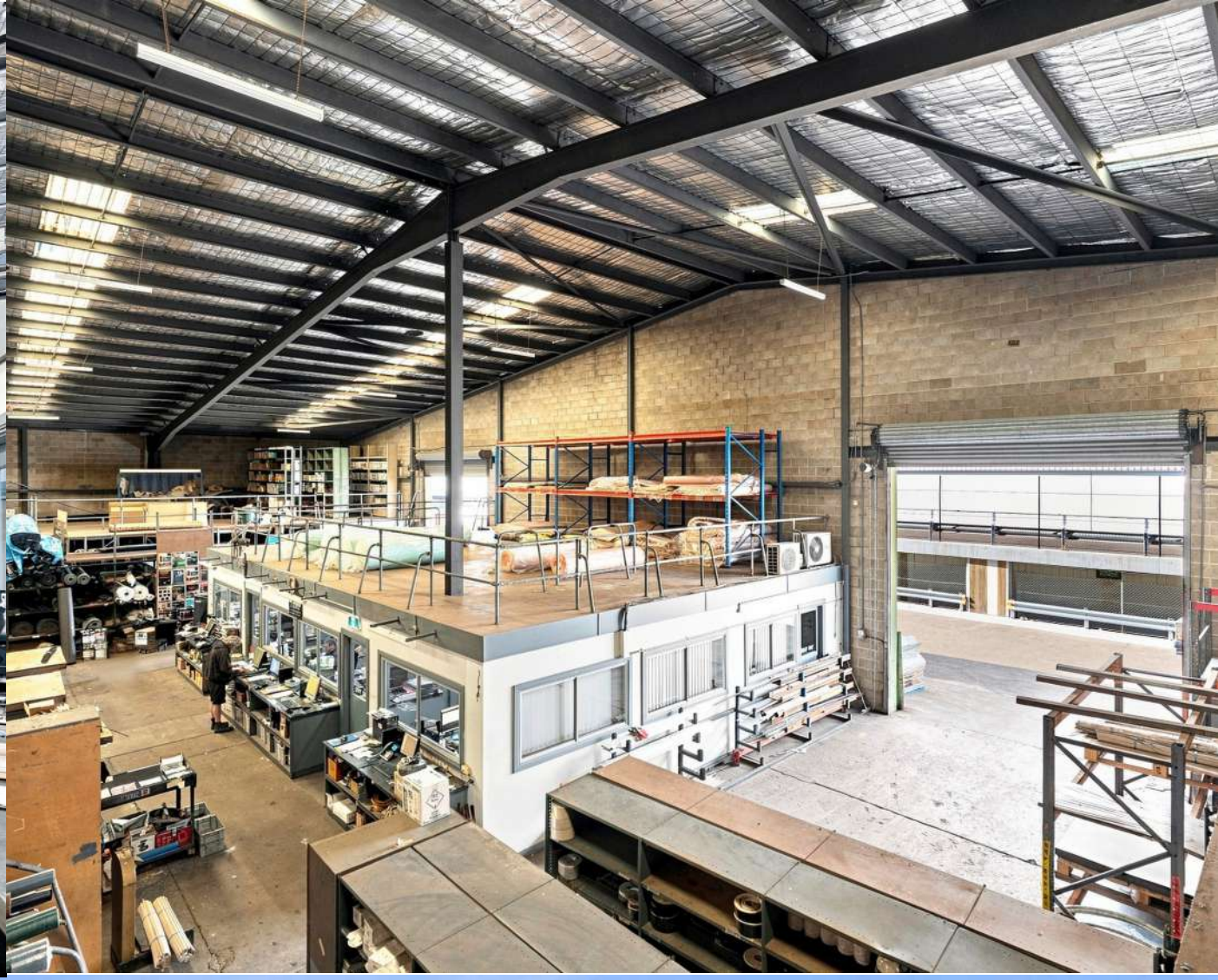



TENANCY 5
TENANCY 4
TENANCY 3
TENANCY 2
TENANCY 1
1A







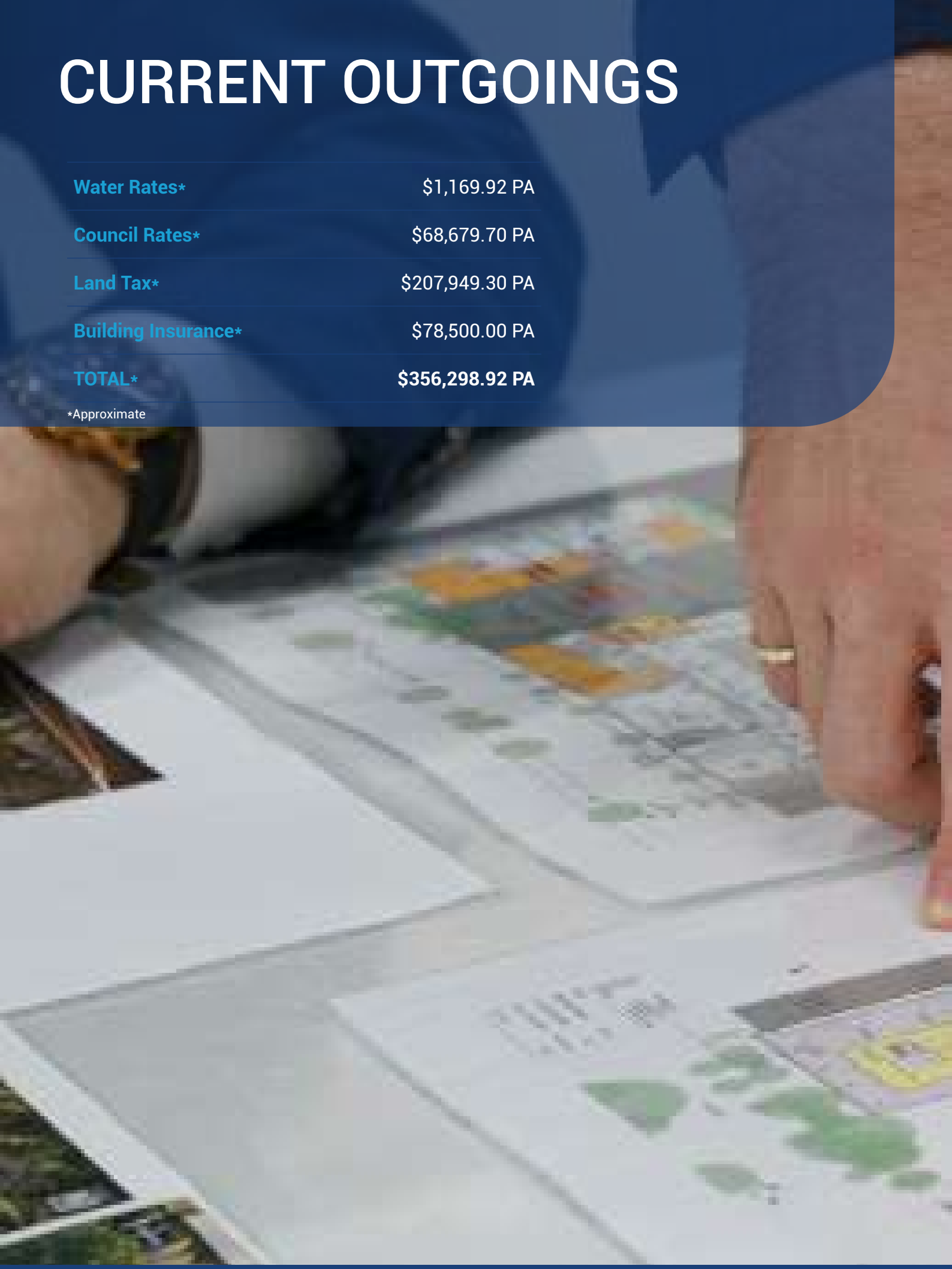




CURRENT OUTGOINGS

Water Rates*	$1,169.92 PA
Council Rates*	$68,679.70 PA
Land Tax*	$207,949.30 PA
Building Insurance*	$78,500.00 PA
TOTAL*	**$356,298.92 PA**

*Approximate



CURRENT INCOME

UNIT	Tenancy Name	Total Size (m²)	Lease Term	Gross Rental P.A (Excl GST)
1A Ground	OCMA Import and Export	742	Monthly	$105,924.00
1B Ground	VT Building Supplies	1,102	Monthly	$143,325.00
2A	RSM (NSW)	1,427	Monthly	
2B	RSM (NSW)	718	Monthly	$239,518.83
	RSM (NSW)	Additional Yard	Monthly	
3	LuxQ Design	2,285	Two (2) years	$220,000.00 current
4A	LuxQ Design	170		$335,244.00 from 1/02/27
LAND	Diesel Plus Transport	1,856	Monthly	$115,813.09
TOTAL				**$824,580.92**

PLANNING DETAILS

E4 : General Industrial - Canterbury-Bankstown Local Environmental Plan 2023 Amendment No. 5

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
- Enable limited non-industrial landuses that provide facilities and services to meet the needs of businesses & workers
- To support and protect industrial land for industrial uses
- To promote a high standard of urban design and local amenity

2 Permitted without consent

Nil

3 Permitted with consent

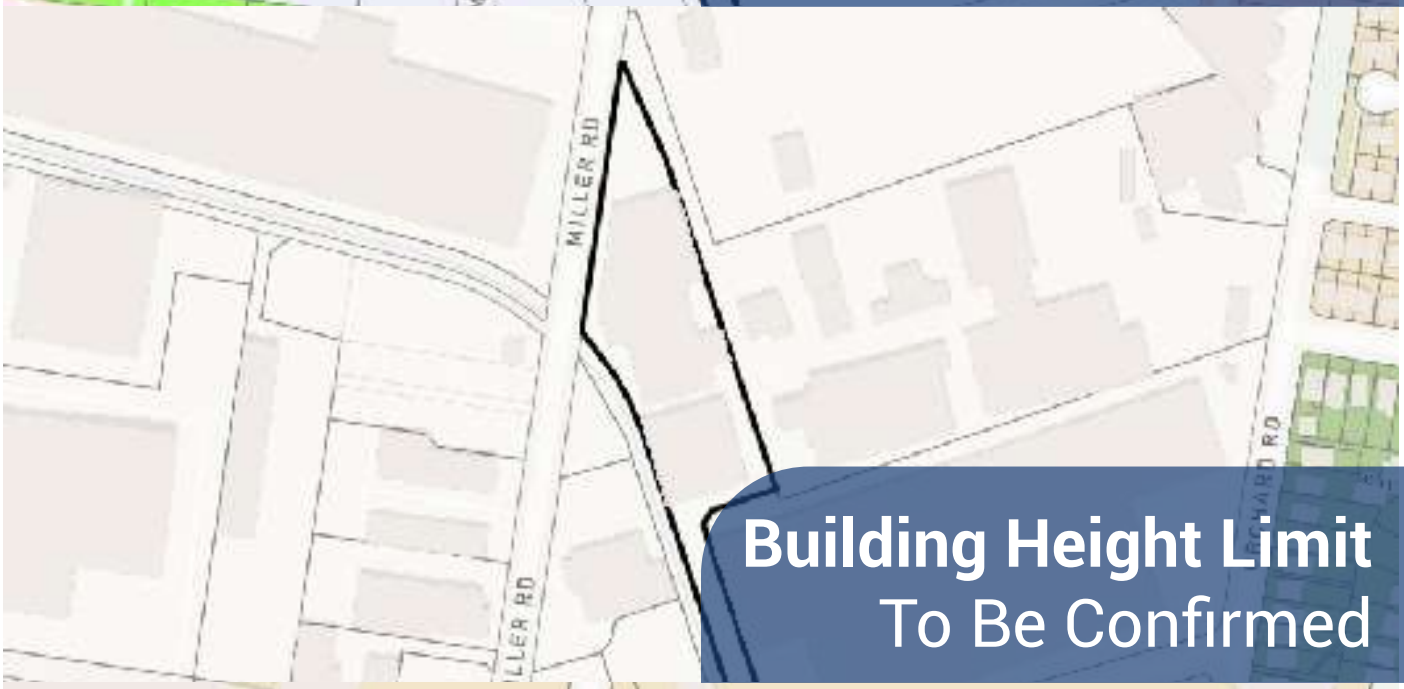
Agricultural produce industries; Building identification signs; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

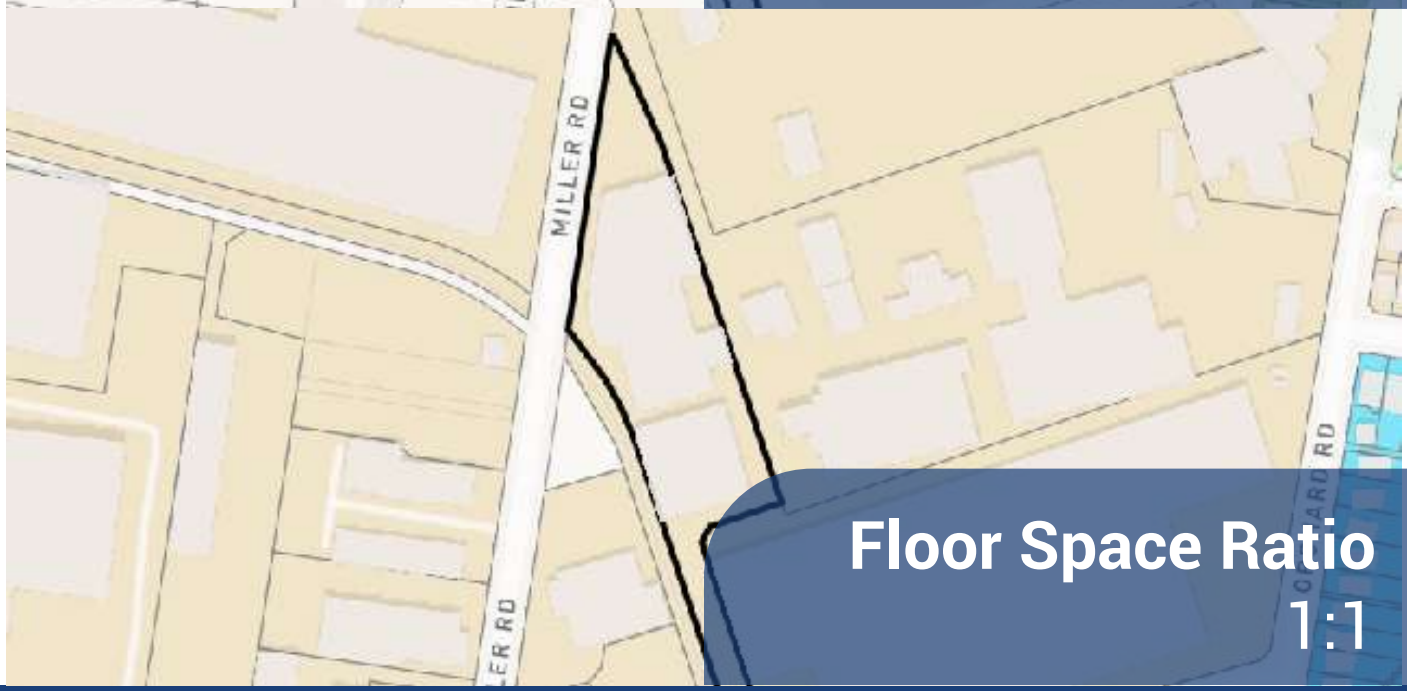
Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment 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; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies



Zoning
E4: General Industrial



Building Height Limit
To Be Confirmed



Floor Space Ratio
1:1

VENDOR & PURCHASER AML/CTF VERIFICATION REQUIREMENTS

IMPORTANT NOTICE FOR VENDORS AND PURCHASERS

Effective 1 July 2026

From 1 July 2026, real estate sector will become to the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (AML/CTF Act).

All real estate agencies, including CPG, are required by law to undertake customer verification procedures before providing certain designated services.

WHAT MAY BE REQUIRED
- Verification of identity
- Verification of companies, trusts, partnerships and other entities
- Verification of individuals who own or control an entity
- Additional information where required under the AML/CTF Act

WHEN WILL VERIFICATION OCCUR?
For Vendors, verification will be undertaken at the time of the Selling Agency execution.
For Purchasers, verification will be undertaken at the of exchange for the property sale transaction.

IMPORTANT
CPG may be unable to act on instructions or progress a transaction until the required verification has been completed. For further information, please contact CPG.

VERIFICATION FEE
Upon purchasing a property, a verification fee of $200.00, plus GST is payable to cover the cost of the independent compliance verification process conducted by CPG and its external compliance provider. By proceeding, you consent to your information being provided to third-party providers for compliance purposes.

CONTACT INFORMATION

Contract for Sale
To be provided upon request

Inspections
By Appointment

Expressions of Interest

Contact

Matthew McHardy
Managing Director
M: 0450 440 799
E: matthewm@commercial.net.au

Mitchell Owen
Sales & Leasing Manager
M: 0401 451 889
E: mitchello@commercial.net.au

Commercial Property Group
South West Sydney
Level 3, 56 Kitchener Parade
Bankstown NSW 2200
T: 1300 811 881
contactus@commercial.net.au

Disclaimer

This document has been prepared by Commercial Property Group for its client or potential client. It is provided on a confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of Commercial Property Group. The information contained in this document is intended as a guide only, does not constitute advice and does not constitute any offer or contract, including for sale or otherwise.

All financial and marketing information, results of enquiries and assumptions and any other matters contained in this document ("information") are based on figures and information provided to Commercial Property Group by third parties and have not been independently verified by Commercial Property Group.

Users should not rely on this information as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information, including without limitation, any potential or actual income, rentals, dimensions, areas and permits. If any part of the information is found to be inaccurate or incomplete, this document may not be suitable for its intended use or purpose and in such situation: Commercial Property Group should be notified and given an opportunity to correct any errors.

While the information has been prepared in good faith and with due care, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of the information. Commercial Property Group, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on such information.



COMMERCIAL
Property Group

Level 3, 56 Kitchener Parade
Bankstown NSW 2200
P. 02 9709 6111
W: www.commercial.net.au