



4/10 Childs Road
CHIPPING NORTON

Information Memorandum | For Sale



25
Years



10

Childs Road



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Executive Summary

Address	4/10 Childs Road, Chipping Norton NSW 2170
Legal Description	Lot. 4 SP33470
Property Type	Strata Industrial Building
Building Area*	184 m ²
Parking*	1 On Site Car Space
LGA	Liverpool Council
Zoning	E4: General Industrial under Liverpool Local Environmental Plan 2008 Map Amendment No 9
Height of Building	30 m
Occupancy	Owner Occupied
Outgoings*	\$7,940.99 PA
Open for Inspection	Thursdays 3:00pm - 3:30pm
Auction	30th October 2025 at 6:00 pm Level 3, 56 Kitchener Parade Bankstown NSW 2200

Selling Agents	Aaron Johnston Sales & Leasing Executive M: 0474 515 567 T: 02 9709 6111 E: aaronj@commercial.net.au
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*Approximate





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Key Features



184 m² Total Strata
Floorspace



1 On-site
Car Space



Start Business
Trade ASAP



Zoning is
E4: General Industrial



Fitted Food
Production Facility



Close Proximity to
Liverpool CBD & M5 Motorway



Description

Commercial Property Group is pleased to present a rare and affordable entry-level food production facility in the tightly held Chipping Norton industrial precinct. Unit 4/10 Childs Road comes fitted with a commercial kitchen, offering immediate functionality and significant cost savings compared to a new fit out.

This opportunity is ideal for catering, wholesale, or production operators looking to move straight in.

Property Highlights

- Approved & compliant food facility – turnkey opportunity
- 2 Toilets
- Kitchenette
- 24m²* first floor office
- Additional 30m²* mezzanine storage
- 740m²* secure yard for shared use by the complex
- New roof installed 2024

Fit Out Inclusions

- 1,500L external underground grease trap
- Walk-in freezer (15m²*) & walk-in cool room (10m²*)
- Suspended ceilings
- 6 LPG 45kg gas ports
- 2 upright commercial gas ovens
- 8-burner gas stove with 2 under-bench ovens
- 2 gas deep fryers
- Commercial rangehood
- Commercial sink with two basins + hand wash basin
- Stainless steel benches
- Yellow workbench

Note: Large workbench in the middle of the warehouse is not included. Any other item not specified as an inclusion does not form part of the sale. Potential to purchase external freezer & long-standing catering business separately

Outgoings

Council Rates*	\$859.83 PA
Water Rates*	\$921.12 PA
Strata	\$6,160.04 PA
TOTAL*	\$7,940.99 PA

*Approximate





Location

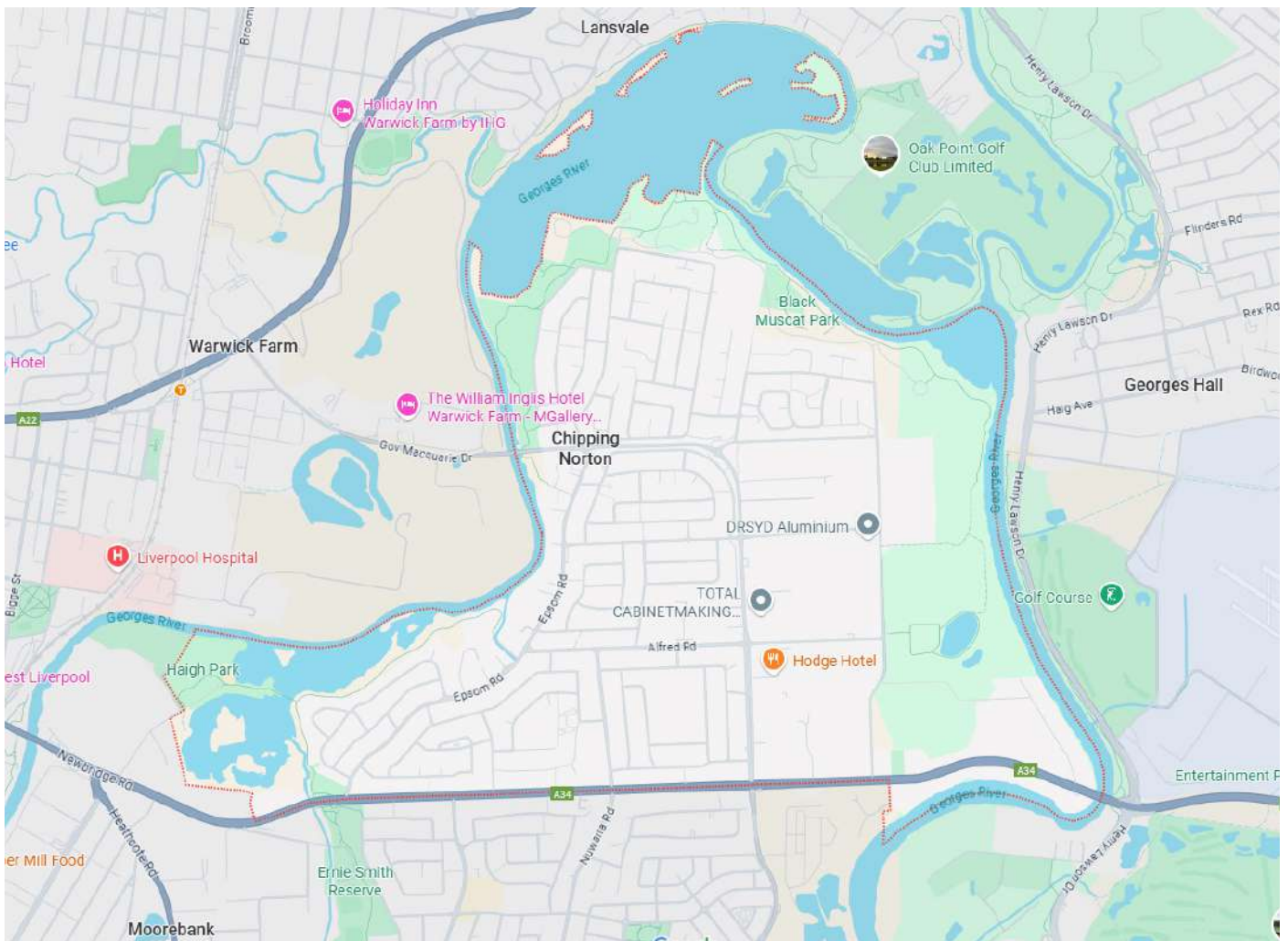
Chipping Norton is a distinctive and strategic suburb located around 28 kilometres southwest of Sydney's CBD, nestled within the City of Liverpool. It presents a compelling mix of commercial and industrial advantages that make it an attractive option for both investors and businesses.

Positioned adjacent to the Georges River and near the M5 Motorway, Chipping Norton benefits from excellent transport connectivity that supports both retail access and industrial efficiency. Its proximity to major freight and road networks enhances its appeal as a business location.

The commercial scene in Chipping Norton features a village-like centre with essential retail amenities—supermarkets, cafés, takeaways, pharmacies, and specialty shops—primarily located around Chipping Norton Road and bordering suburbs. This local hub provides convenience and a community feel for residents, while drawing steady foot traffic from commuters and nearby precincts.

On the industrial front, the suburb is characterized by a series of light industrial estates and commercial land uses. These zones accommodate a wide range of businesses—from manufacturing and warehousing to logistics and trade services—offering functional layouts, vehicle access, and affordability compared to more saturated areas. Properties often include high-clearance warehouse spaces, container-friendly facilities, and expansive yard areas well-suited for operations requiring space and accessibility.

Chipping Norton's blend of residential calm, effective retail services, and adaptable commercial property stock positions it as a hidden gem in Sydney's southwest. Whether you're looking to establish a foothold in retail or trade-focused operations, this suburb offers balance, connectivity, and opportunity.









Planning Details

E4: General Industrial under Liverpool Local Environmental Plan 2008 Map Amendment No 9

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 allow other land uses that are compatible with industry and that can buffer heavy industrial zones while not detracting from centres of activity

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres

4 Prohibited

Any development not specified in item 2 or 3

Key Planning Contacts

COUNCIL: Liverpool City Council

TELEPHONE: 1300 362 170

EMAIL: lcc@liverpool.nsw.gov.au

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

POSTAL ADDRESS:

Locked Bag 7064
Liverpool BC, NSW 1871

STREET ADDRESS:

Yellamundie, Lower Ground Floor
52 Scott Street,
Liverpool, NSW 2170

Planning Controls



Zoning

E4: General Industrial



Height of Building

30 m



Floor Space Ratio

Not Applicable





Sales Information

Contract for Sale

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

Open for Inspection

Thursdays 3:00pm - 3:30pm

Auction

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Contact

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