



18/85-111 Alfred Road  
**CHIPPING NORTON**

Information Memorandum | For Sale



25  
Years





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\*Approximate

Information Memorandum | For Sale

# OFFERING

<b>Address</b>	18/85-111 Alfred Road, Chipping Norton NSW 2170
<b>Title Details</b>	<b>Lot. 25 SP82209</b>
<b>Property Type</b>	Industrial Warehouse
<b>Office Area*</b>	81 m <sup>2</sup>
<b>Warehouse Area*</b>	162 m <sup>2</sup>
<b>Total Building Area*</b>	243 m <sup>2</sup>
<b>Parking</b>	3 On Site Car Spaces
<b>Outgoings</b>	TBA
<b>Auction</b>	26th February 2026 6:00 pm In Rooms at Level 3, 56 Kitchener Parade Bankstown NSW 2200
<b>Inspections</b>	Tuesdays 12:00 pm - 12:30 pm Thursdays 1:00 pm - 1:30 pm
<b>Selling Agents</b>	<p><b>Aaron Johnston</b> Sales &amp; Leasing Executive M: 0474 515 567 T: 1300 811 881 E: aaronj@commercial.net.au</p> <p><b>Ben Panayotopoulos</b> Senior Sales &amp; Leasing Associate M: 0430 140 683 T: 1300 811 881 E: benp@commercial.net.au</p>

# PROPERTY SUMMARY

## High-Quality Industrial Warehouse with Premium Office Fit-Out

Positioned within the highly regarded Chipping Norton Business Park, this well-presented industrial unit offers a rare opportunity to secure a functional warehouse with extensive office accommodation and excellent vehicle access.

The property comprises a 243m<sup>2</sup> (approx.) strata warehouse, plus an additional 65m<sup>2</sup> mezzanine level providing further valuable office and storage space. The warehouse features high internal clearance, 3-phase power and a flexible layout suited to a wide range of industrial and trade users.

A key highlight is the high-quality office fit-out, comprising four separate offices, open-plan office area, large boardroom, reception area and a modern kitchenette—ideal for businesses seeking a professional, turnkey setup.

Located in a secure, gated complex known for its wide driveways and excellent maneuverability, the property provides easy access for trucks and vehicles of all sizes. The unit also benefits from three (3) allocated on-site car spaces.



4  
Separate Offices

3  
On Site Car Spaces

65 m<sup>2</sup>  
Additional Mezzanine Area

243 m<sup>2</sup>  
Total Building Area



# OUTGOINGS

<b>Strata Rates</b>	\$4,247.16 PA
<b>Council Rates</b>	TBA
<b>Water Rates</b>	TBA
<b>TOTAL</b>	<b>TBA</b>

# LOCATION

**Chipping Norton, NSW 2170**, is a commercially driven suburb located around 27 kilometres southwest of Sydney's CBD within the City of Liverpool. Known for its strong industrial presence and strategic position near key freight corridors, Chipping Norton offers a highly functional business environment for operators seeking connectivity, affordability, and flexible commercial space in Sydney's southwest.

The suburb's commercial profile is largely defined by its established industrial precincts, with warehouses, trade suppliers, and light manufacturing facilities positioned along key routes such as Governor Macquarie Drive, Alfred Road, Childs Road and surrounding streets. These areas support a wide range of businesses, with many properties offering high-clearance warehouse space, container-height roller doors, generous hardstand areas, and efficient truck access—making the suburb particularly attractive for logistics, distribution, construction supply and wholesale operators.

While Chipping Norton is primarily industrial in character, it also benefits from local retail and service amenities that support the surrounding workforce and residential catchment. Small convenience-based shops, cafés, and service providers are located throughout the suburb, with additional commercial facilities easily accessible in nearby centres such as Liverpool, Moorebank, and Milperra. This creates a practical balance between industrial functionality and day-to-day business convenience.

Connectivity is a major advantage, with close access to the M5 Motorway and wider Sydney arterial road network allowing efficient transport links to key employment hubs, Sydney Airport, and Port Botany. With its well-established industrial estates, strong commercial real estate demand, and strategic location within Sydney's logistics corridor, Chipping Norton continues to perform as a highly desirable base for business operations and long-term commercial investment.



SYDNEY AIRPORT

M5 MOTORWAY







# 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

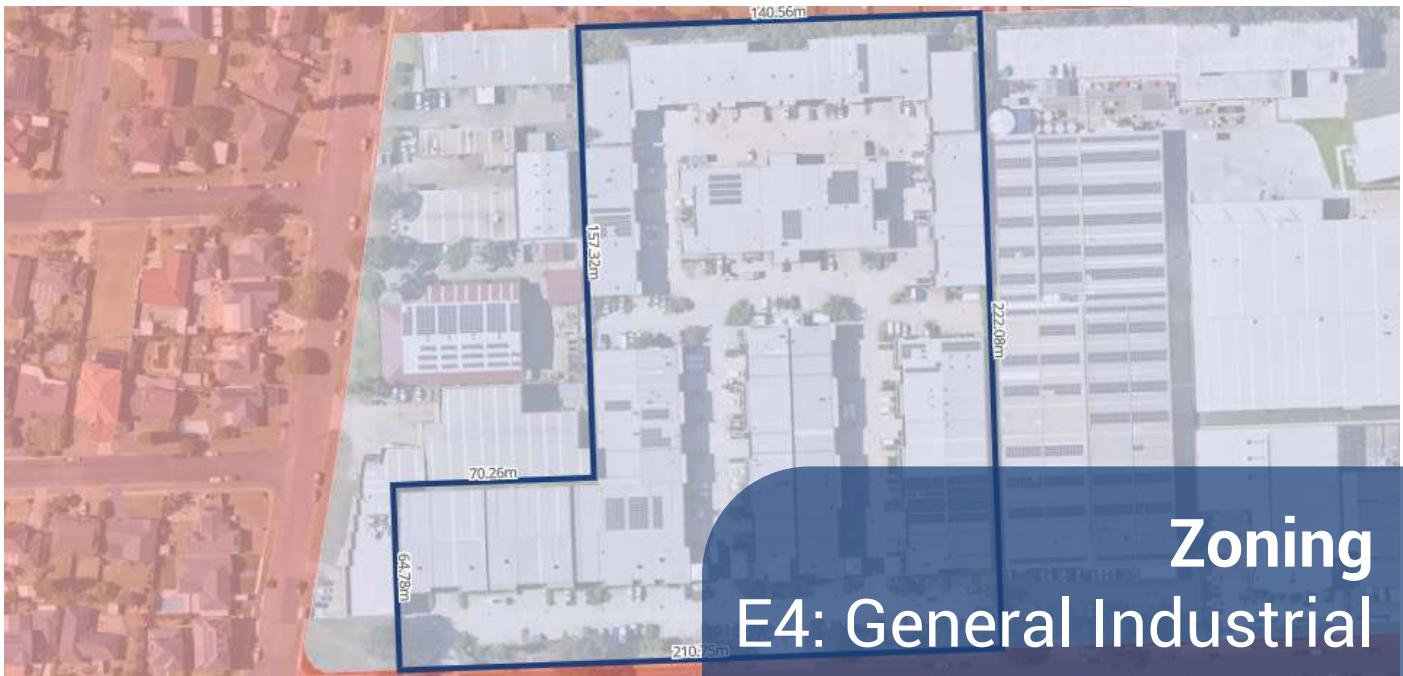
Nil

### 3 Permitted with consent

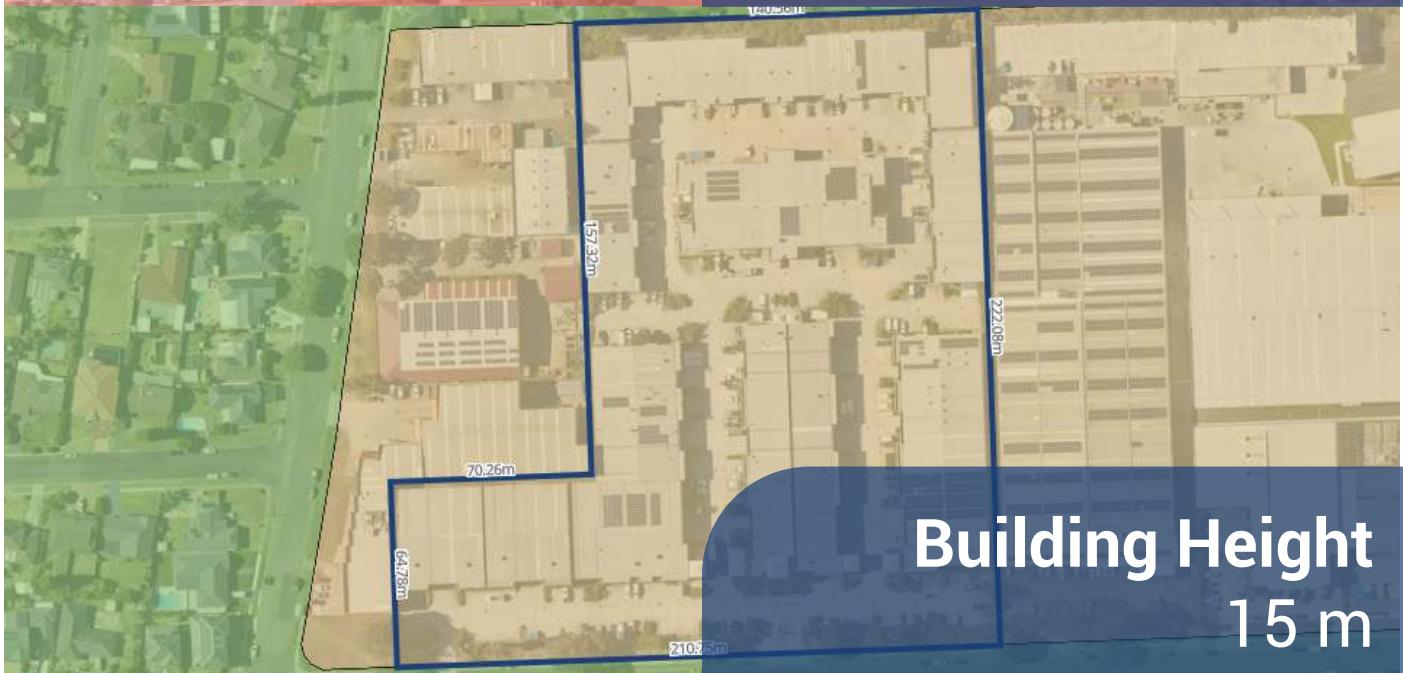
Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; 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



**Zoning  
E4: General Industrial**

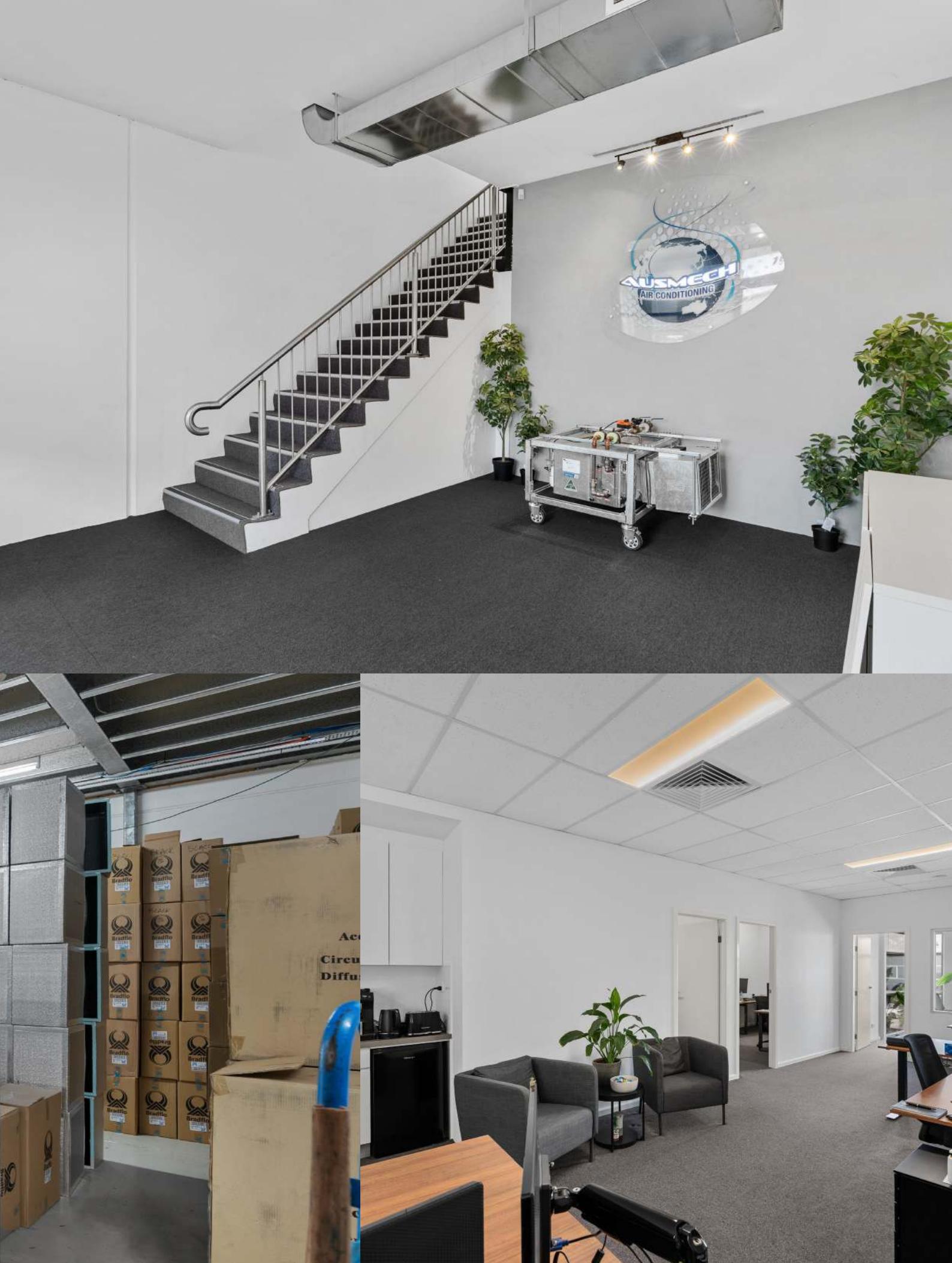


**Building Height  
15 m**



**Floor Space Ratio  
0.75:1**





# CONTACT INFORMATION



## Contract for Sale

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

## Open for Inspection

Tuesdays 12:00 pm - 12:30 pm  
Thursdays 1:00 pm - 1:30 pm

## Auction

26th February 2026 6:00 pm  
In Rooms at Level 3, 56 Kitchener Parade  
Bankstown NSW 2200

## Contact

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**25**  
Years

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