

# 6 The Crescent **KINGSGROVE**

Information Memorandum | **For Lease**



**COMMERCIAL**  
Property Group





# CONTENTS

For Lease | **05**

Property Summary | **07**

Availability | **09**

Location | **11**

Planning Details | **14**

Contact Details | **16**



\*Approximate

# FOR LEASE

## Address

6 The Crescent, Kingsgrove NSW 2208

## Title Details

LOT 100 DP878873

## Property Type

Offices

## Inspections

By Appointment with Agents

## Contact

### Mandy Nguyen

Sales & Leasing Consultant

M: 0422 098 079

T: 1300 811 881

E: [mandyn@commercial.net.au](mailto:mandyn@commercial.net.au)

### Simon Ghaleb

Sales & Leasing Cadet

M: 0404 788 617

T: 1300 811 881

E: [simong@commercial.net.au](mailto:simong@commercial.net.au)



# PROPERTY SUMMARY

## SUPERIOR OFFICE | 🚀 DOWN TO OUR LUCKY FEW 🚀

Position your business in one of Kingsgrove's most modern and professional office environments — where premium design meets functionality, flexibility, and community.

### Premium features include:

- 🌟 Stunning polished concrete floors and sleek finishes
- ❄️ Individual air conditioning control
- 📄 New digital directory board
- 🔑 Keyless security access system

At 6 The Crescent, you're leasing more than just office space — you're joining a thriving professional hub designed for productivity, collaboration, and growth.

### Additional benefits:

- ⚡ **High Speed Internet:** available packages of your choice up to 1,500 MBPS (cost based on your choice of speed)
- 🍽️ **Premium Kitchen Amenities:** shared dining areas & all brand new and top quality kitchen facilities
- 💡 **Meeting Rooms:** free use of meeting rooms equipped with TV and HDMI connectivity
- 🔧 **Additional Storage Options:** extra storage space available for lease

Surround yourself with like-minded professionals while enjoying access to high-quality shared spaces, breakout zones, and networking opportunities.





# AVAILABILITY

<b>Suite 1:</b>	88m <sup>2</sup> + 4 car spaces
<b>Suite 4:</b>	42m <sup>2</sup> + 2 car spaces
<b>Suite 10:</b>	49m <sup>2</sup> + 2 car spaces
<b>Suite 12:</b>	60m <sup>2</sup> + 3 car spaces
<b>Suite 27:</b>	61m <sup>2</sup> + 3 car spaces





# LOCATION

**Kingsgrove, NSW 2208**, is an established suburb in Sydney's inner south, located approximately 13 kilometres south of the Sydney CBD within the Georges River Council local government area. The suburb is well regarded for its balance of residential neighbourhoods and local employment activity, supported by a convenient village centre and proximity to larger commercial hubs such as Hurstville, Rockdale, and the Sydney Airport precinct.

From a commercial real estate perspective, Kingsgrove offers steady appeal driven by neighbourhood retail, medical, and service-based uses that cater to the local population. Commercial activity is primarily centred around the Kingsgrove shopping strip and railway station, where consistent foot traffic supports small businesses and professional services. While not a major CBD, the suburb benefits from overflow demand from surrounding centres and appeals to occupiers seeking affordable rents in a well connected location.

Kingsgrove is highly accessible, with direct rail links to the Sydney CBD and strong road connectivity via Kingsgrove Road, the M5 Motorway, and nearby arterial routes. Its proximity to major transport corridors, employment nodes, and established residential catchments underpins a resilient local commercial market, making Kingsgrove attractive to investors and occupiers focused on long-term stability rather than large-scale speculative growth.





## Meeting Room 2



# PLANNING DETAILS

## E4 : General Industrial under Georges River Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 2023

### 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 encourage a range of uses that support the repair, reuse, recycling, remanufacturing and reprocessing of waste.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Funeral homes; 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; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; 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; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Port facilities; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Roadside stalls; Rural industries; Shops; Small bars; Specialised retail premises; Tourist and visitor accommodation; Water recreation structures



**Zoning**  
**E4: General Industrial**



**Building Height Limit**  
**16 m**



**Floor Space Ratio**  
**1:1**

# CONTACT INFORMATION



## Open for Inspection

By Appointment with Agents

## Contact

### **Mandy Nguyen**

Sales & Leasing Consultant

M: 0422 098 079

T: 1300 811 881

E: [mandyn@commercial.net.au](mailto:mandyn@commercial.net.au)

### **Simon Ghaleb**

Sales & Leasing Cadet

M: 0404 788 617

T: 1300 811 881

E: [simong@commercial.net.au](mailto:simong@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.





**25**  
Years

Level 3, 56 Kitchener Parade  
Bankstown NSW 2200  
P: 02 9709 6111  
W: [www.commercial.net.au](http://www.commercial.net.au)