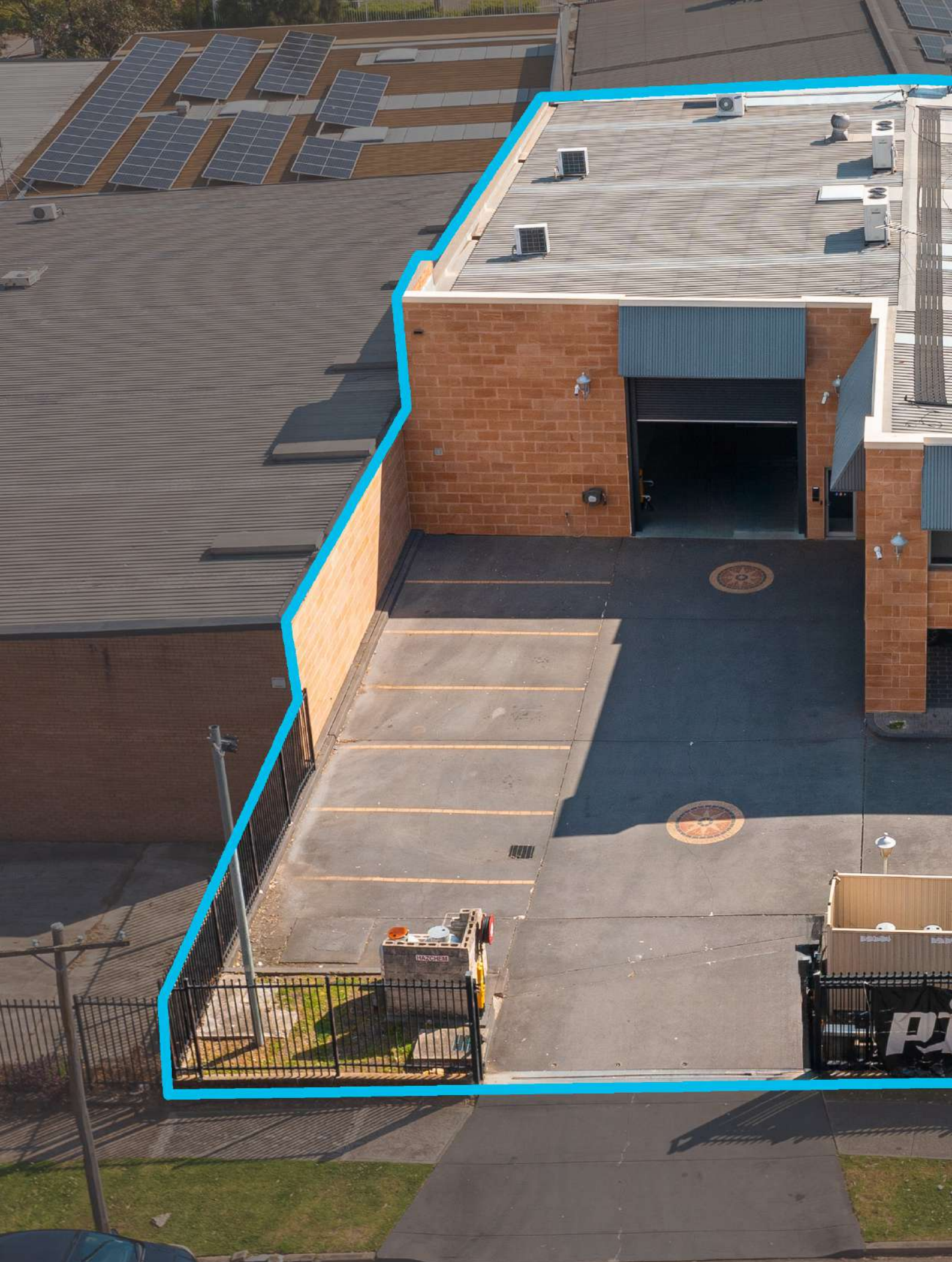


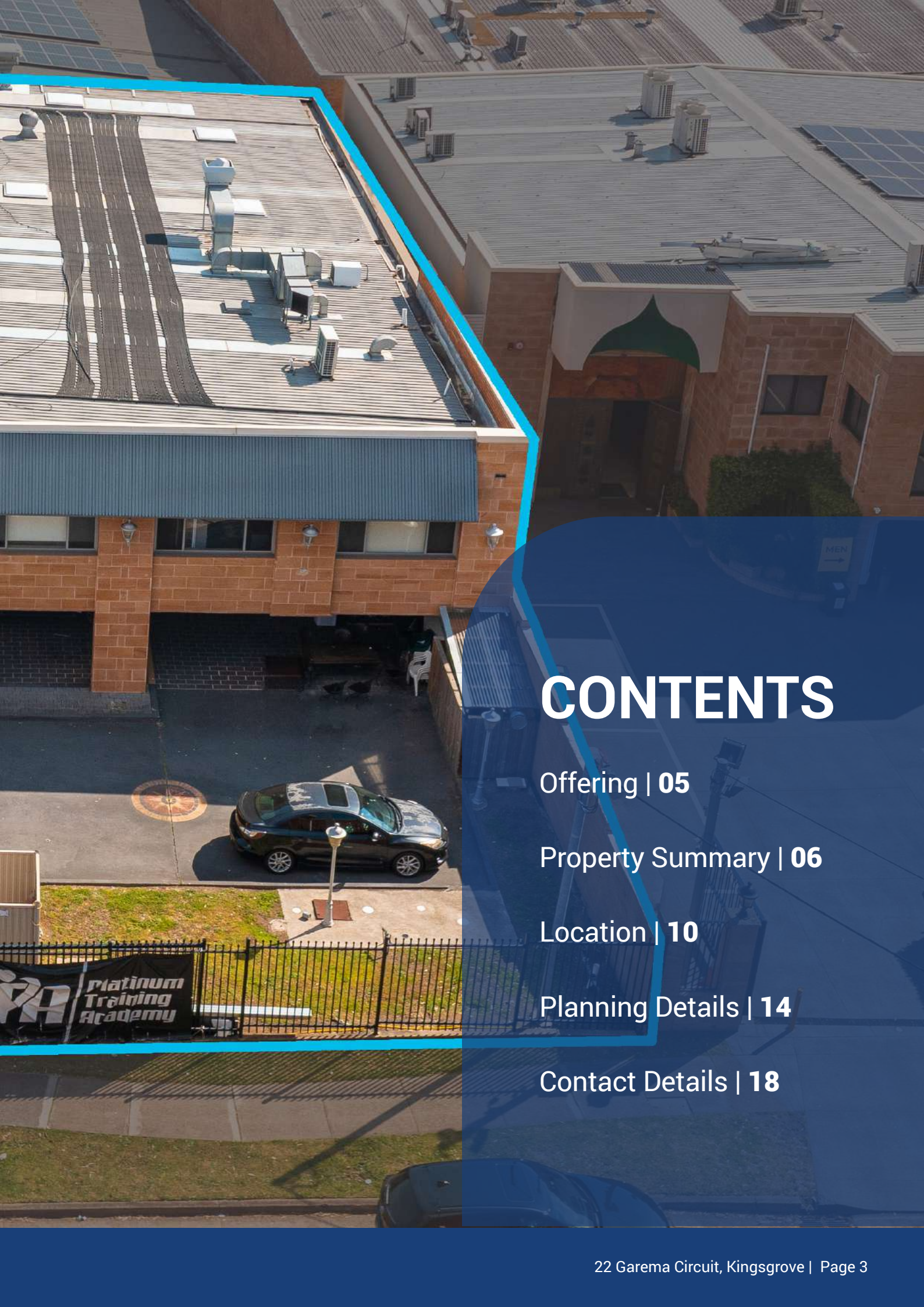
# 22 Garema Circuit **KINGSGROVE**

Information Memorandum | **For Sale**



**25**  
Years





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\*Approximate

# OFFERING

**Address** 22 Garema Circuit, Kingsgrove NSW 2208

**Title Details** Lot. 64 DP259662

**Property Type** Commercial: Office Building

**Office Area\*** 168.75 m<sup>2</sup>

**Warehouse Area\*** 637.65 m<sup>2</sup>

**Total Building Area\*** 845.14 m<sup>2</sup>

**Land Area\*** 1,158 m<sup>2</sup>

**Parking** 12 On Site Car Spaces

**Occupancy** Tenanted

**Inspections** Tuesday & Thursday 1:00pm-1:30pm

## Selling Agents

**Ben Panayotopoulos**  
Senior Sales & Leasing Associate  
M: 0430 140 683  
T: 02 9709 6111  
E: [benp@commercial.net.au](mailto:benp@commercial.net.au)

**platinum  
Training  
Academy**

# PROPERTY SUMMARY

## Command Your Castle In Kingsgrove

CPG are pleased to present the most exciting freestanding property on the market today - 22 Garema Circuit, Kingsgrove.

22 Garema Circuit is situated on one of the most desirable industrial streets in Sydney. This circuit has been home to Kingsgroves industrial hub for decades. Just 13km from the Sydney CBD, and with easy access to all parts of Sydney via the M5 motorway, the newly opened M8 and other major arterial roads, benefit from this properties strategic positioning! This property also boasts:

- \* Secured with a tall automated/electronic front gate. This wide access point allows for easy access of trucks, with area to load and unload containers.
- \* Parking for 12+ Cars
- \* Extended awning from office allowing secured covered parking for your vehicles. Alternatively, this area can be used for all climate loading & unloading.
- \* Completely fitted out for an indoor recreational Centre, with amazing features such as a large in-door pool, spa & sauna.
- \* High Clearance, clear span warehouse floor space lending itself to an array of businesses.
- \* First floor office is accessible via a lift, this space is fitted out with a range hood & cool room lending itself to various businesses in the food industry.
- \* Additional mezzanine area is fitted out for functional training purposes, and is a great addition to the property.

# 845.14 m<sup>2</sup>

Total Internal Floor Area

# 13 km

From Sydney CBD

# 12

On Site Parking Spaces

# 1,158 m<sup>2</sup>

Total Land Area





# OUTGOINGS

Tenant	Platinum Training Academy Pty Ltd
Commencement Date	1 May 2023
Termination Date	30 April 2026
Bond	\$52,248.00
Rent	\$205,504.00 PA Net + GST
Outgoings Payable	Building Insurance, Council Rates, Land Tax, Water Rates
Permitted Use	Gymnasium

# LOCATION

**Kingsgrove, NSW 2208**, is a well-established and highly functional commercial and industrial suburb located about 13 kilometres southwest of Sydney's CBD. It spans parts of the City of Canterbury-Bankstown, Bayside Council, and Georges River Council, giving it access to multiple local government resources and infrastructure.

The commercial core of Kingsgrove is centred along Kingsgrove Road, particularly the stretch just south of Kingsgrove railway station. This corridor hosts a strong mix of retail and service businesses: supermarkets, cafés, gift shops, hairdressers, medical and professional practices, banks, and smaller food-outlets. There is also a major presence of bulky-goods retail like Bunnings, and essentials like petrol stations, giving the area high visibility and frequent foot and vehicle traffic. The convenience of being just a short walk from the train station amplifies its appeal to local businesses that depend on both local patronage and commuter exposure.

On the industrial side, Kingsgrove offers several modern warehouse and business-park estates, especially in the areas north of the railway line and off the side streets like Vanessa Street and "The Crescent." These locations provide good landlord amenities, high ceiling clearances, container access, loading docks, secure yards, and often integrated office/showroom components. Demand for such industrial/commercial real estate remains strong, particularly among logistics, trade, wholesale, fashion/showroom and light manufacturing businesses.

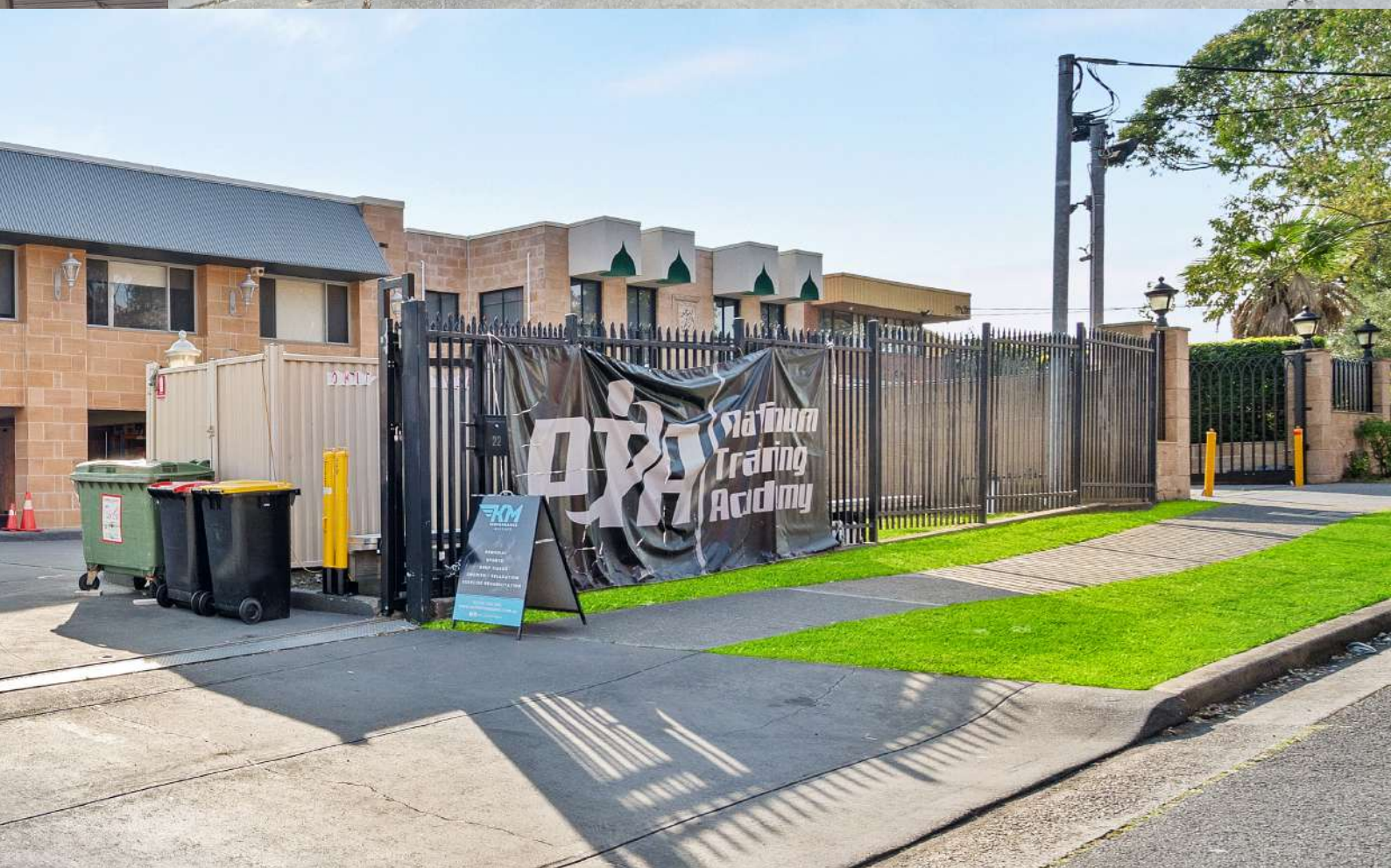




HURSTVILLE CBD

A CIRCUIT  
GROVE





# 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**  
**Not Applicable**



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





# CONTACT INFORMATION



## Contract for Sale

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

## Open for Inspection

Tuesday & Thursdays 1:00pm - 1:30pm

## Contact

### **Ben Panayotopoulos**

Senior Sales & Leasing Associate

M: 0430 140 683

T: 02 9709 6111

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

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**25**  
Years

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