



6/340 Chisholm Road
AUBURN

INFORMATION MEMORANDUM | FOR AUCTION





UNIT 6

UNIT 5



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Executive Summary

Address	6/340 Chisholm Road, Auburn NSW 2214
Legal Description	Lot. 6 SP81104
Property Type	Commercial Strata Unit
Office Area	67 m ² *
Warehouse Size	214 m ² *
Total Building	281 m ² *
Parking	3 On Site Car Spaces
LGA	Cumberland City Council
Zoning	E4: General Industrial under Cumberland Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 2023
Annual Rental Income	\$74,197.80 PA Gross + GST
Open for Inspection	2:00pm - 2:30pm every Wednesday until the Auction
Auction	27th November 2025 Level 3/56 Kitchener Parade Bansktown NSW 2200 at 6:00pm
Selling Agents	<p>Mitchell Owen Sales & Leasing Manager M: 0401 451 889 T: 02 9709 6111 E: mitchello@commercial.net.au</p> <p>Matthew McHardy Managing Director M: 0418 280 799 T: 02 9709 6111 E: matthewm@commercial.net.au</p>

*Approximate







BIOSECURITY
AREA
AUTHORIZED
PERSONNEL ONLY

UNIT 6

Key Features



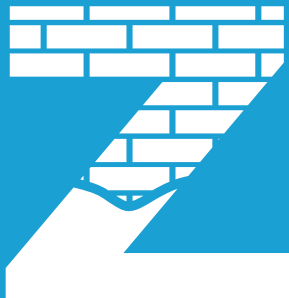
281 m² Total
Internal Floorspace



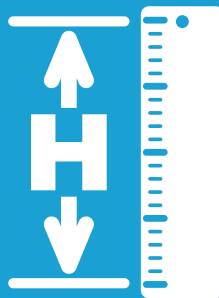
3 On-site
Car Spaces



Total Income of
\$74,197.80 PA Gross + GST



Zoning E4:
General Industrial



High Clearance Warehouse



Close Proximity to Regents Park
Train Station



The Asset

Description

📍 **Address: Unit 6/340 Chisholm Road, Auburn**

🏠 **Total Strata Area: 281m²**

🔥 **Your Next Business Move Starts Here!**

Positioned in one of Sydney's most dynamic industrial hubs, this property delivers unbeatable access to major arterial routes, shopping centres, and a thriving business ecosystem.

📌 **Property Highlights:**

📍 **High-Performance Warehouse:**

Step into 214m² of premium industrial space with impressive internal clearance and a clear-span layout—perfect for warehousing, distribution, or light manufacturing. Efficiency and flexibility built into every square metre.

📁 **Modern Office Ready for Action:**

A 67m²* first-floor office offers a clean, professional environment ideal for meetings, administration, or creative work. Natural light and quality finishes create a productive space your team will love.

🚚 **Seamless Access & Parking:**

Enjoy convenient onsite parking for staff or clients, plus excellent truck access and turning space within the complex.

📦 **Smart Logistics:**

Exclusive container drop-off area ensures smooth loading and unloading—keeping your operations running efficiently.

📍 **Location, Location, Location:**

Centrally positioned within Auburn's established industrial precinct—just minutes to Parramatta Road, M4 Motorway, and key transport networks. Surrounded by successful operators and high-profile businesses.

💬 **Ready to Elevate Your Business or Investment Portfolio?**

This is an unmissable opportunity to secure a versatile, high-performing industrial unit in one of Sydney's most sought-after locations.

Tenancy Schedule & Outgoings

Tenancy Schedule

Annual Rental	\$74,197.80 PA Gross + GST
Term	Three (3) Years
Expiry	1st March 2026
Option	Not Applicable
Increases	4%
Bond	\$17,150.00

Outgoings

Council Rates	\$1,918.00 (approx)
Strata Rates	\$7,290.00 (approx)
Water Rates	\$1,008.00 (approx)
Total Outgoings (approx)	\$10,216.00 (approx)

SYDNEY CBD

6/340 CHISHOLM ROAD
AUBURN



Location

Auburn Auburn is a vibrant and diverse suburb located just 16 kilometres west of the Sydney CBD, within the thriving Cumberland City Council area. Steeped in history yet constantly evolving, Auburn seamlessly blends cultural richness with modern urban energy. Its name was inspired by Oliver Goldsmith's poem *The Deserted Village*, which described Auburn as "the loveliest village of the plain" – a fitting tribute to its enduring charm and community spirit.

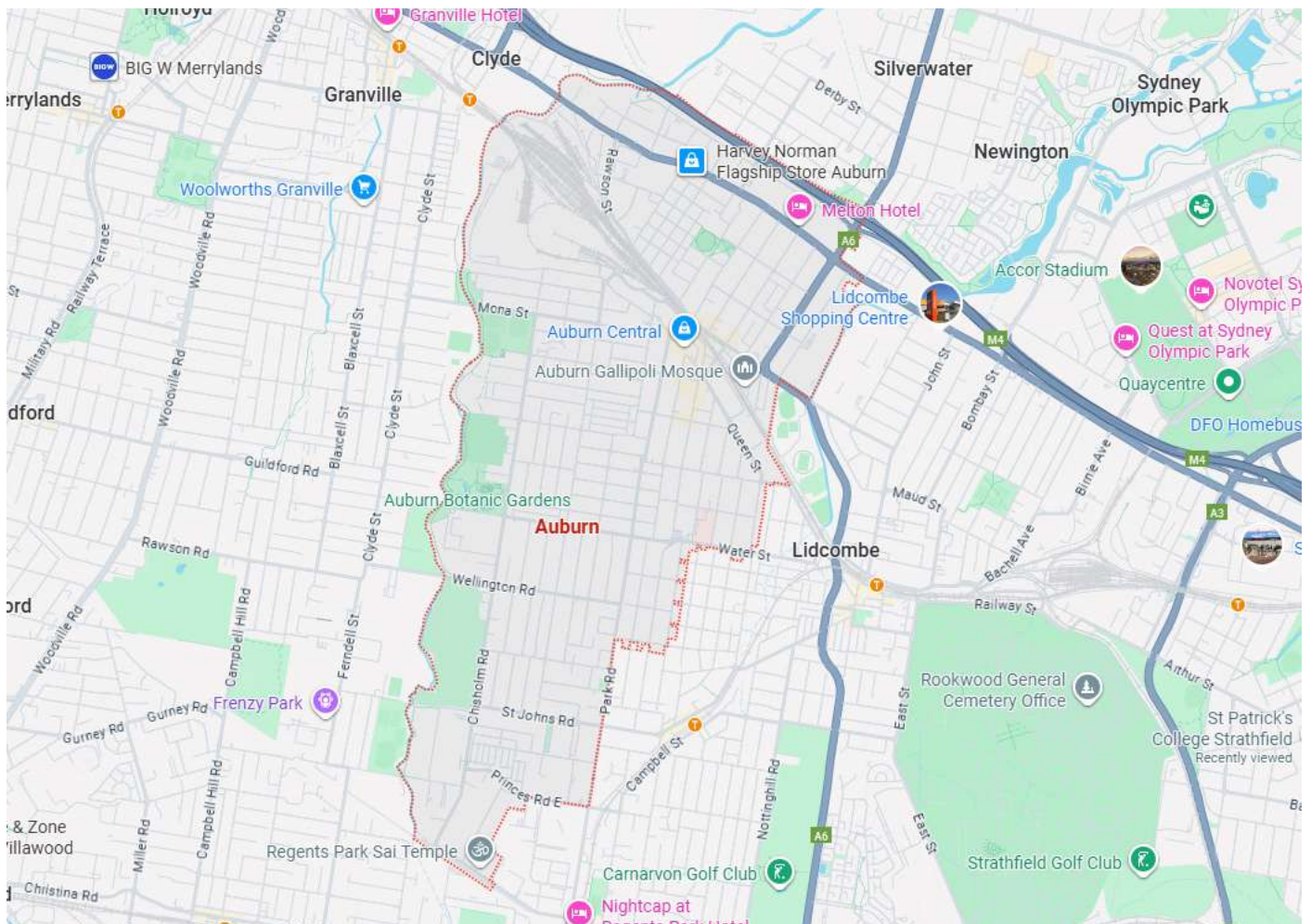
Centrally connected by Auburn Railway Station on the Western, Leppington, and Inner West train lines, the suburb enjoys excellent accessibility and convenience. The nearby Auburn Maintenance Centre, a major Sydney Trains facility, highlights the area's strategic importance to the city's transport network.

Auburn's landscape offers a dynamic mix of residential, commercial, and light industrial precincts. The bustling town centre surrounding the railway station features an array of multicultural restaurants, cafés, and specialty stores – a true reflection of Sydney's global character. From Middle Eastern eateries and Turkish bakeries to East Asian supermarkets, the suburb's dining and retail scene captures the flavours and traditions of its diverse community.

Stretching south of the station, Auburn's commercial strip extends for nearly a kilometre along Auburn Road, alive with activity day and night. To the north, along Parramatta Road and surrounding streets, a strong industrial and commercial hub continues to attract businesses seeking central positioning and strong transport links.

Beyond its urban pulse, Auburn fosters a proud local spirit. The suburb is home to the Auburn Wildcats, a standout team in the LFL Australia league, representing one of Sydney's most passionate sporting communities.

Modern, multicultural, and full of opportunity, Auburn continues to stand out as a key destination in Western Sydney – a suburb that celebrates both its heritage and its bright, connected future.



PARRAMATTA CBD

**6/340 CHISHOLM ROAD
AUBURN**







Planning Details

E4: General Industrial under Cumberland 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.

2 Permitted without consent

Nil

3 Permitted with consent

Centre-based child care facilities; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; School-based child care; Take away food and drink premises; Tank-based aquaculture; Timber yards; 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; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental 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; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharves for boating facilities

Key Planning Contacts

COUNCIL: Cumberland City Council

TELEPHONE: (02) 8757 9000

EMAIL: <https://www.cumberland.nsw.gov.au>

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

POSTAL ADDRESS:

PO Box 42
Merrylands, NSW 2160

STREET ADDRESS:

32 Merrylands Road
Greystanes, NSW 2145

Planning Controls



Zoning

E4: General Industrial



Height of Building

Not Applicable



Floor Space Ratio

1:1

Comparable Sales

4/340 Chisholm Road, Auburn

SALE PRICE: \$1,580,000.00 + GST

SALE DATE: November 2024

BUILDING AREA: 296m² (approx)

RATE ON BUILDING: \$5,337.83 per m² (approx)



5/354 Chisholm Road, Auburn

SALE PRICE: \$1,278,000.00 + GST

SALE DATE: July 2025

BUILDING AREA: 216m² (approx)

RATE ON BUILDING: \$5,916.66 per m² (approx)



2/340 Chisholm Road, Auburn

SALE PRICE: \$2,300,000.00 (going concern)

SALE DATE: March 2025

BUILDING AREA: 452m² (approx)

RATE ON BUILDING: \$5,088.50 per m² (approx)



1/340 Chisholm Road, Auburn

SALE PRICE: \$2,270,000.00 + GST

SALE DATE: May 2024

BUILDING AREA: 460m² (approx)

RATE ON BUILDING: \$5,428.26 per m²



Sales Information

Contract for Sale

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

Open for Inspection

2:00pm-2:30pm Wednesday's Until Auction

Auction

Date: 27th November 2025, 6:00pm

Venue: Level 3/ 56 Kitchener Pde, Bansktown

Contact

Mitchell Owen

Sales & Leasing Manager

M: 0401 451 889

T: 02 9709 6111

E: mitchello@commercial.net.au

Matthew McHardy

Managing Director

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