



Unit 35
55-59 Norman Street
PEAKHURST
Information Memorandum | For Sale



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Executive Summary

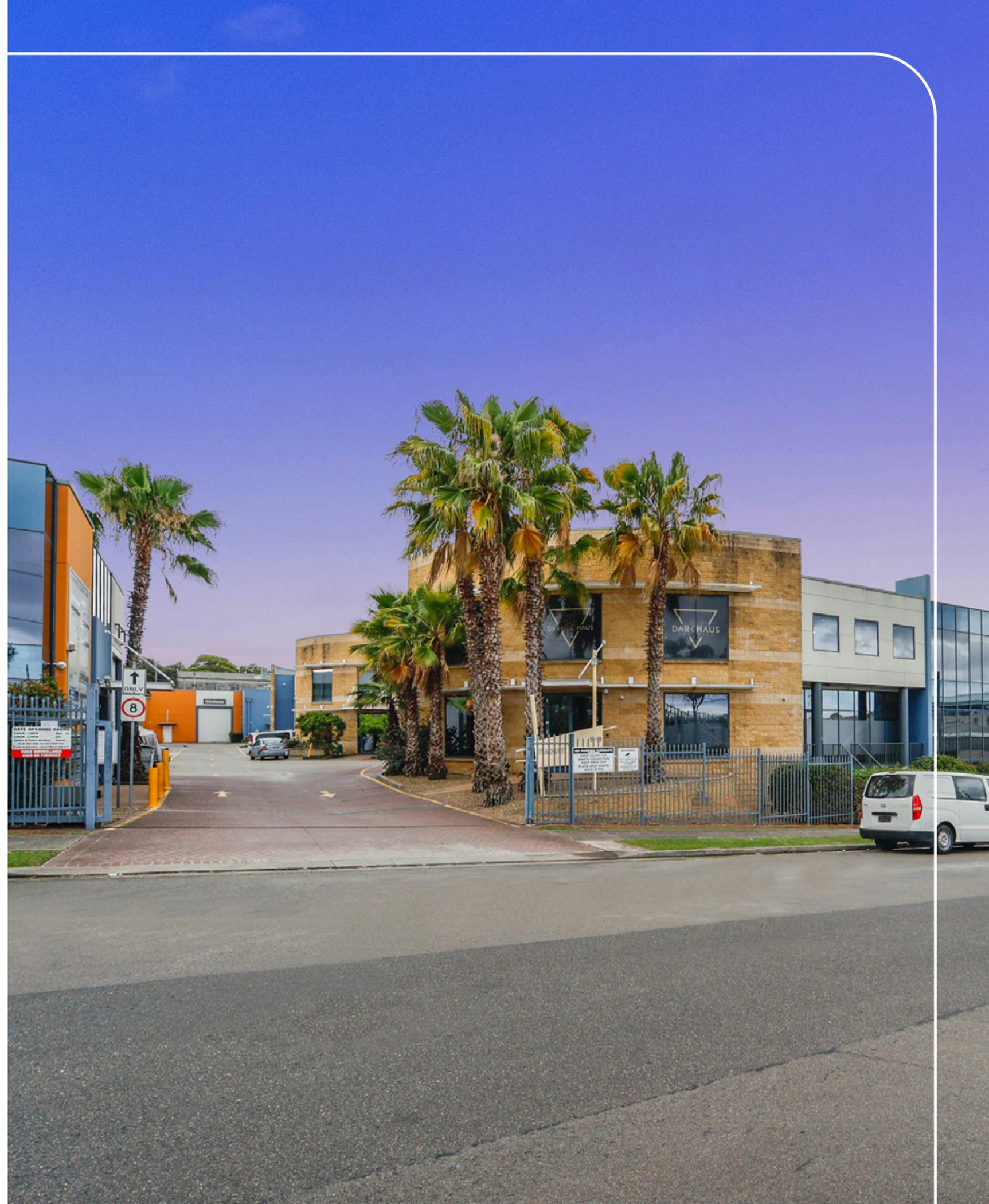
Address	Unit 35/55-59 Norman Street, Peakhurst NSW 2210
Legal Description	Lot 51 SP68994
Property Type	Strata Warehouse Unit
Strata Area*	Ground Floor: 136m ² Office: 69m ² Total: 205m ²
Parking*	3 car spaces
LGA	Georges River Council
Zoning	E4 – General Industrial under Georges River Local Environmental Plan 2021
Occupancy	Tenanted Investment
Outgoings*	\$6,858.56 pa
Open for Inspection	Private Appointment

Selling Agents

Jackson Chambers
Sales & Leasing Consultant
M: 0476 001 048
T: 9546 3555
E: jacksonc@commercial.net.au

Ryan McMahon
Sales & Leasing Associate Director
M: 0429 228 460
T: 9546 3555
E: ryanm@commercial.net.au

*Approximate



The Asset

Description

CPG are pleased to present to the market for sale this modern street facing 205m²* warehouse unit with high internal clearance. Centrally located within the tightly held Peakhurst industrial district, only a short distance to King Georges Road, the M5 & M8 Motorways, and Sydney Airport.

Property Highlights

- 136m²* ground floor warehouse and showroom
- 69m²* air-conditioned office
- Current rental income of \$39,000 pa Gross + GST
- Monthly tenancy offering flexibility of lease term and no GST payable on sale
- Kitchenette and bathroom amenities
- 3 phase power
- 3 allocated car spaces
- Ability to split warehouse and office with different accesses

Outgoings

Council Rates*	\$1,160.00 pa
Water Rates*	\$715.20 pa
Strata Levies*	\$4,983.36 pa
Land Tax (Based on UCV of \$224,710.00)	Nil
TOTAL*	\$6,858.56 pa

Tenancy Schedule

Tenant	CBS Complete Building Solutions Pty Ltd
Annual Rental	\$39,000.00 pa Gross + GST
Outgoings Recoverable	Water Usage
Term	Month to Month
Expiry	14th October 2022
Option	Nil
Increases	Market Review
Bond	\$6,066.67

*Approximate



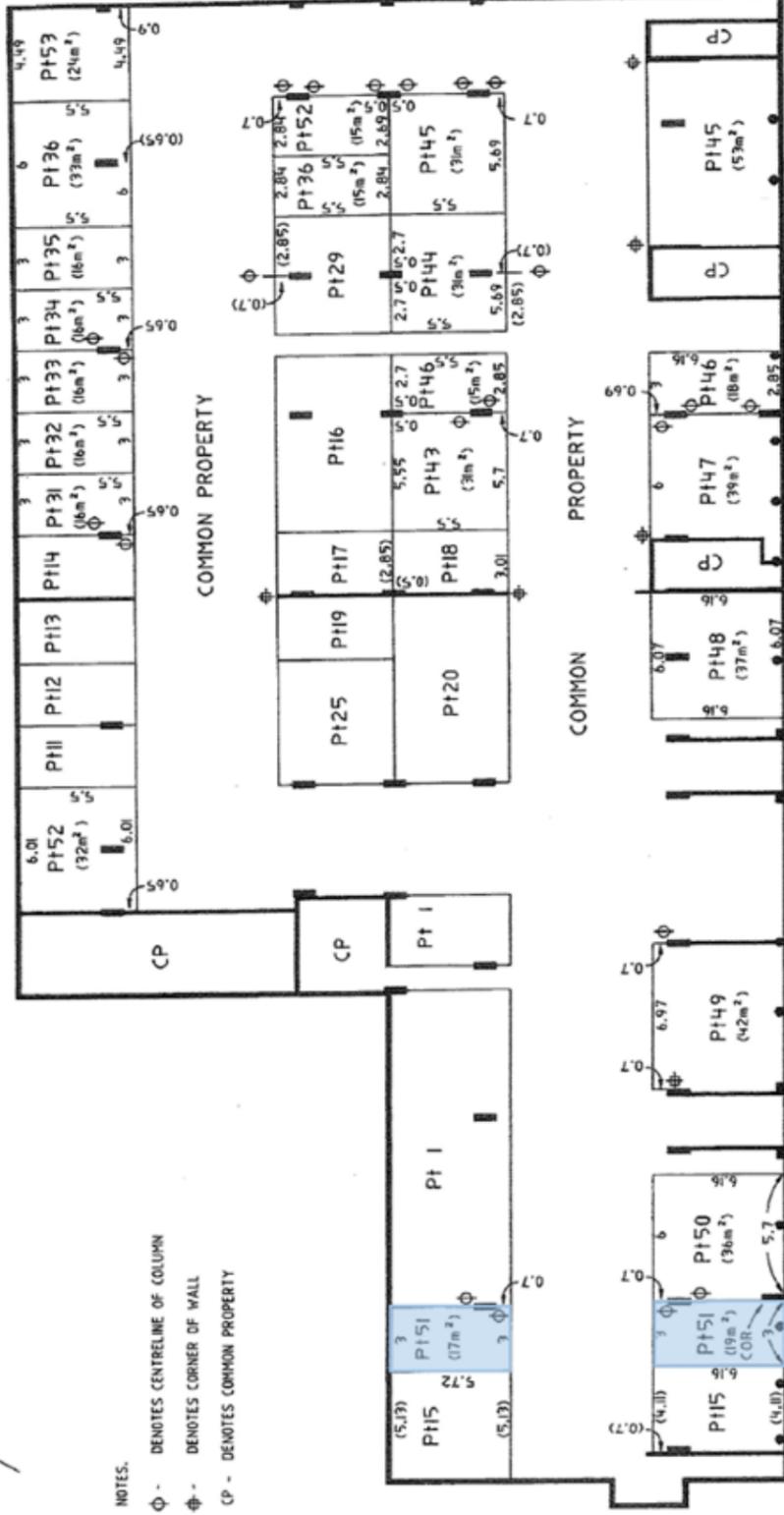
Sheet No. 3 of 6 Sheets

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN FORM 2

SP68994

BASEMENT LEVEL



- NOTES:
- ⊕ - DENOTES CENTRELINE OF COLUMN
 - ⊕ - DENOTES CORNER OF WALL
 - CP - DENOTES COMMON PROPERTY

Reduction Ratio 1: 200
 Registered Surveyor
 Lengths are in metres
 18/10/02
 Authorised Person/General Manager/Registered-Geomatics

SURVEYOR'S REFERENCE: 200297-15 (stage 2)

Ref: 2544840 / 320:V

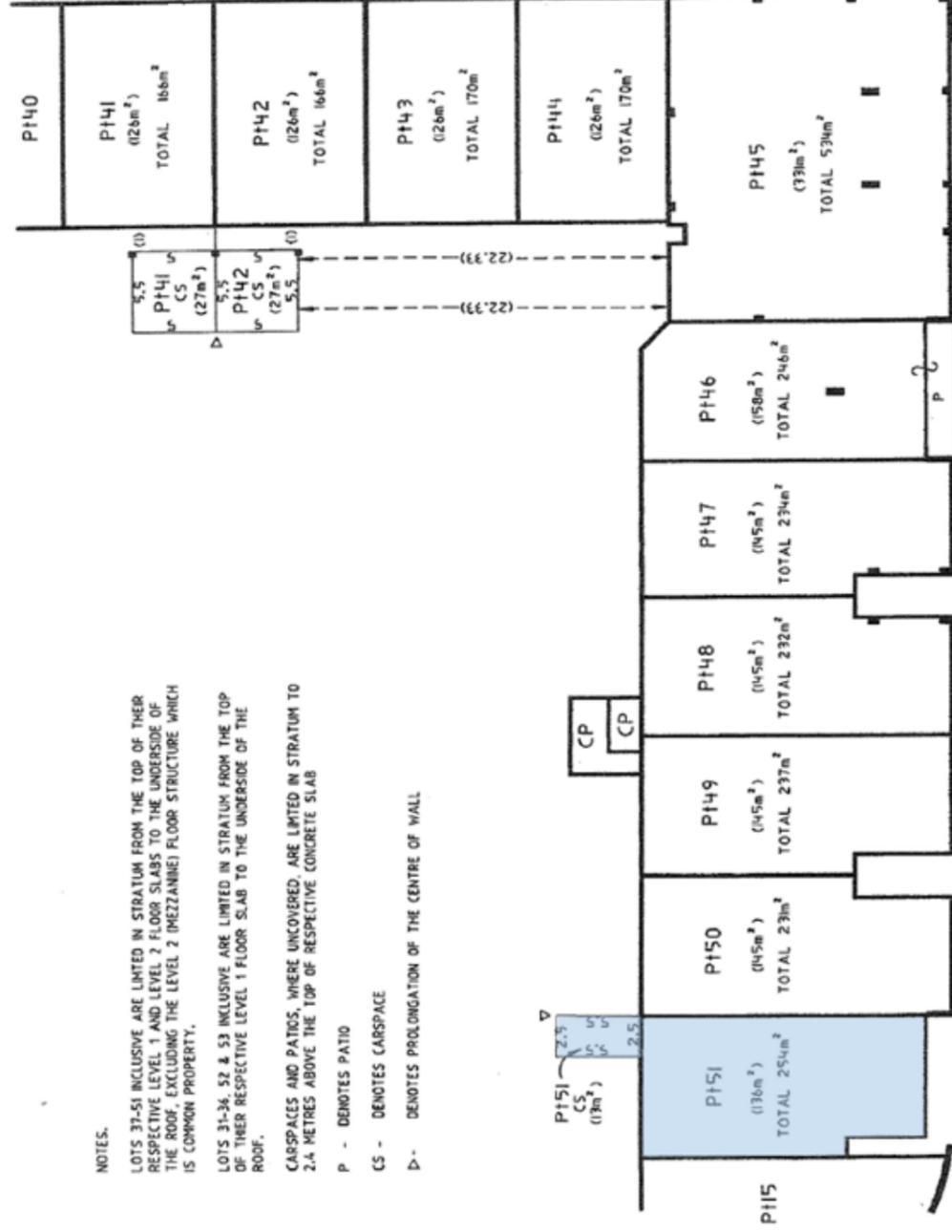
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN FORM 2

SP68994

GROUND FLOOR



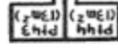
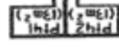
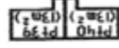
- NOTES:
- LOTS 31-51 INCLUSIVE ARE LIMITED IN STRATUM FROM THE TOP OF THEIR RESPECTIVE LEVEL 1 AND LEVEL 2 FLOOR SLABS TO THE UNDERSIDE OF THE ROOF, EXCLUDING THE LEVEL 2 (MEZZANINE) FLOOR STRUCTURE WHICH IS COMMON PROPERTY.
 - LOTS 31-34, 52 & 53 INCLUSIVE ARE LIMITED IN STRATUM FROM THE TOP OF THEIR RESPECTIVE LEVEL 1 FLOOR SLAB TO THE UNDERSIDE OF THE ROOF.
 - CARSPACES AND PATIOS, WHERE UNCOVERED, ARE LIMITED IN STRATUM TO 2.4 METRES ABOVE THE TOP OF RESPECTIVE CONCRETE SLAB
 - P - DENOTES PATIO
 - CS - DENOTES CARSPACE
 - ⊕ - DENOTES PROLONGATION OF THE CENTRE OF WALL

Reduction Ratio 1: 250
 Registered Surveyor
 Lengths are in metres
 18/10/02
 Authorised Person/General Manager/Registered-Geomatics

SURVEYOR'S REFERENCE: 200297-15 (stage 2)

Ref: 2544840 / 320:V

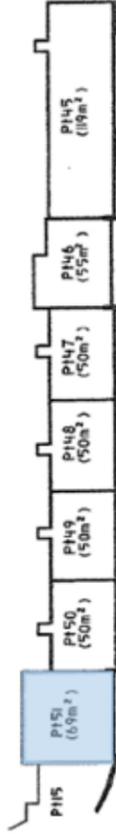
SP688994



NOTES:

LOTS 37-51 INCLUSIVE ARE LIMITED IN STRATUM FROM THE TOP OF THEIR RESPECTIVE LEVEL 1 AND LEVEL 2 FLOOR SLABS TO THE UNDERSIDE OF THE ROOF, EXCLUDING THE LEVEL 2 (MEZZANINE) FLOOR STRUCTURE WHICH IS COMMON PROPERTY.

LOTS 31-36, 52 & 53 INCLUSIVE ARE LIMITED IN STRATUM FROM THE TOP OF THEIR RESPECTIVE LEVEL 1 FLOOR SLAB TO THE UNDERSIDE OF THE ROOF.



LEVEL 2

Reduction Ratio 1: 400

Lengths are in metres

[Signature] 18/9/02
Authorised Person/General Manager/Accredited Certificate

[Signature]
Registered Surveyor

SURVEYOR'S REFERENCE: 200297-15 (stage 2)



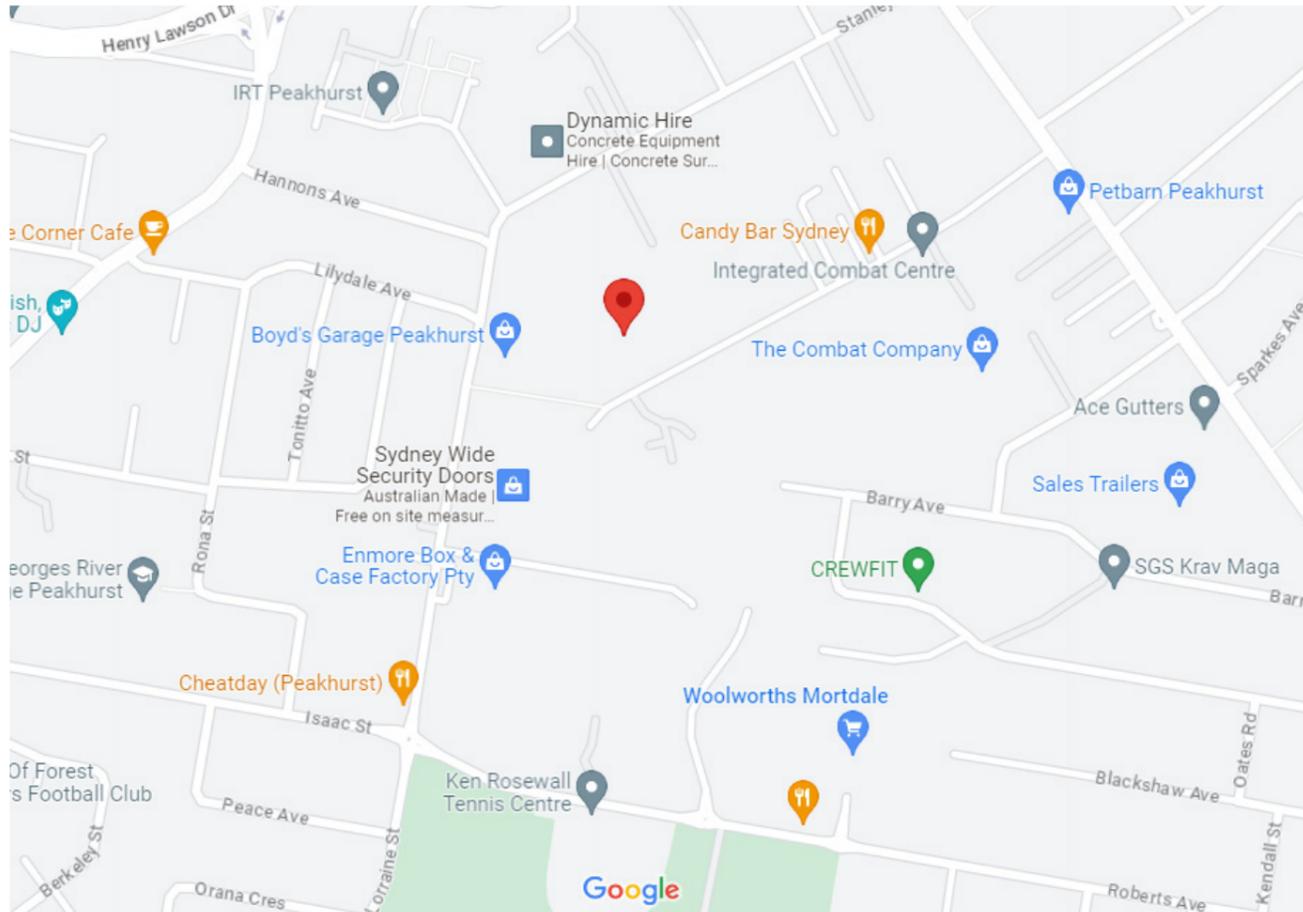
Location

Peakhurst is a suburb in southern Sydney, located 21 kilometres south-west of the Sydney central business district. Peakhurst is in the local government area of the Georges River Council.

Peakhurst has a western border on Salt Pan Creek, on the Georges River. Peakhurst Heights is a separate suburb to the south, which is bordered by Boggywell Creek and Lime Kiln Bay, on the Georges River. Peakhurst Heights is sometimes still considered to be part of 'Peakhurst' by some residents of the area.

Peakhurst's commercial centres are predominantly located along Forest Road and Boundary Road. Various retail shops, restaurants and cafes are located near the Peakhurst Inn Hotel on Forest Road. The hotel contains a pub and drive-through bottle shop. Peakhurst also contains a sizeable industrial area mainly on and around Boundary Road.

Source: Wikipedia and Google Maps





Planning Details

E4 – General Industrial under Georges River Local Environmental Plan 2021

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.

Key Planning Contacts

COUNCIL: Georges River Council

TELEPHONE: 9330 6400

EMAIL: mail@georgesriver.nsw.gov.au

WEBSITE: www.georgesriver.nsw.gov.au

POSTAL ADDRESS:

PO Box 205
Hurstville BC NSW 148

STREET ADDRESS:

Georges River Civic Centre

Planning Controls

Zoning

Zone E4 – General Industrial



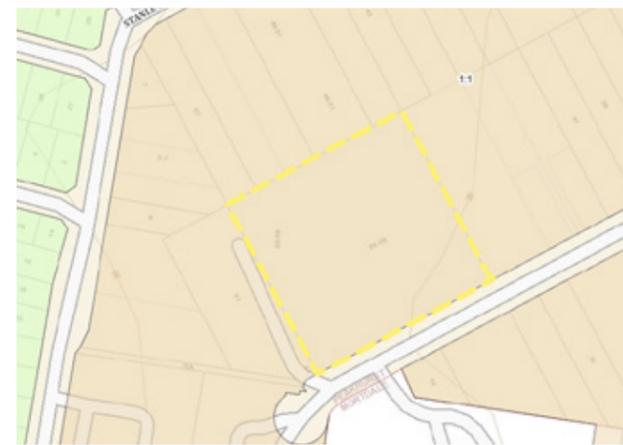
Height of Building

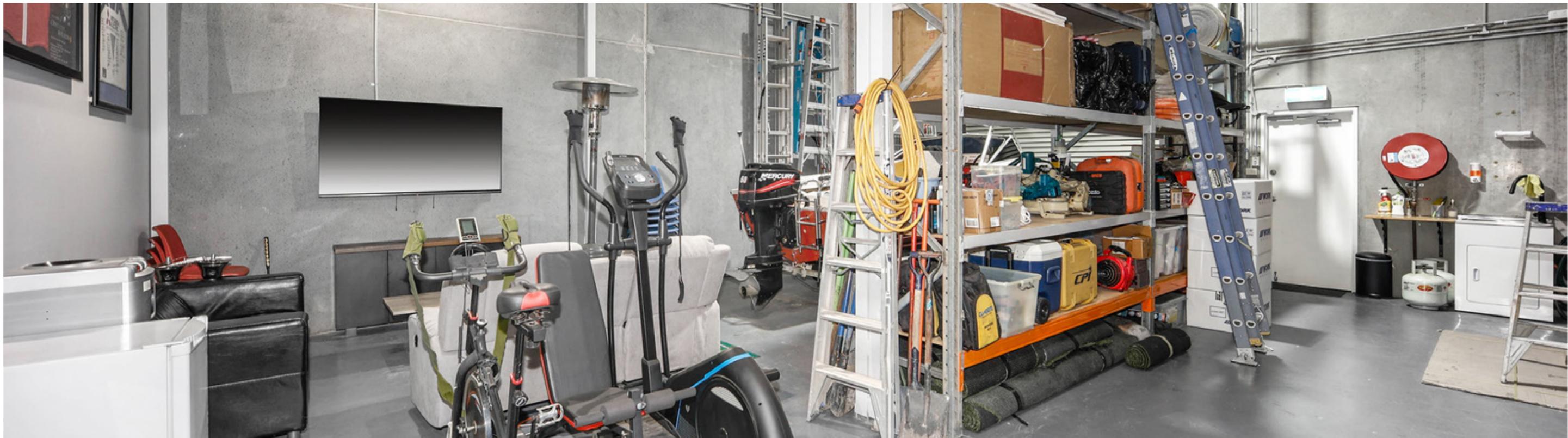
16m



Floor Space Ratio

1:1





Comparable Sales

Unit 9/49-51 Stanley Street, Peakhurst

SALE PRICE: \$1,480,000.00

SALE DATE: January 2023

STRATA AREA: 191m²

RATE ON STRATA: \$7,748.00/m²

PARKING: 3 car spaces



Unit 9/59-69 Halstead Street, South Hurstville

SALE PRICE: \$1,510,000.00

SALE DATE: October 2022

STRATA AREA: 191m²

RATE ON STRATA: \$7,905.00/m²

PARKING: 3 car spaces



Unit 33/59-69 Halstead Street, South Hurstville

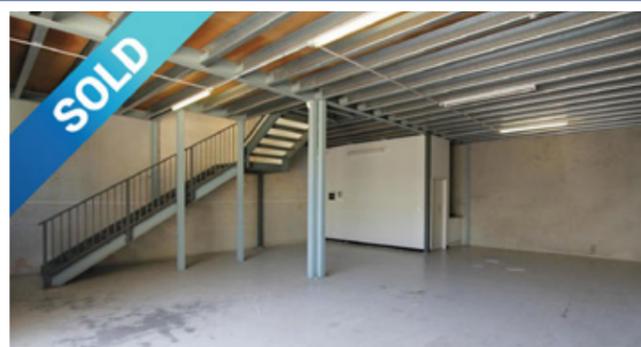
SALE PRICE: \$765,000.00

SALE DATE: June 2022

STRATA AREA: 103m²

RATE ON STRATA: \$7,427.00/m²

PARKING: 2 car spaces



Unit 3/87-89 Boundary Road, Peakhurst

SALE PRICE: \$1,125,000.00

SALE DATE: April 2022

STRATA AREA: 148m²

RATE ON STRATA: \$7,601.00/m²

PARKING: 1 car space



Sales Information

Contract for Sale

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

Open for Inspection

Private Appointment

Contact

Jackson Chambers

Sales & Leasing Consultant

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E: jacksonc@commercial.net.au

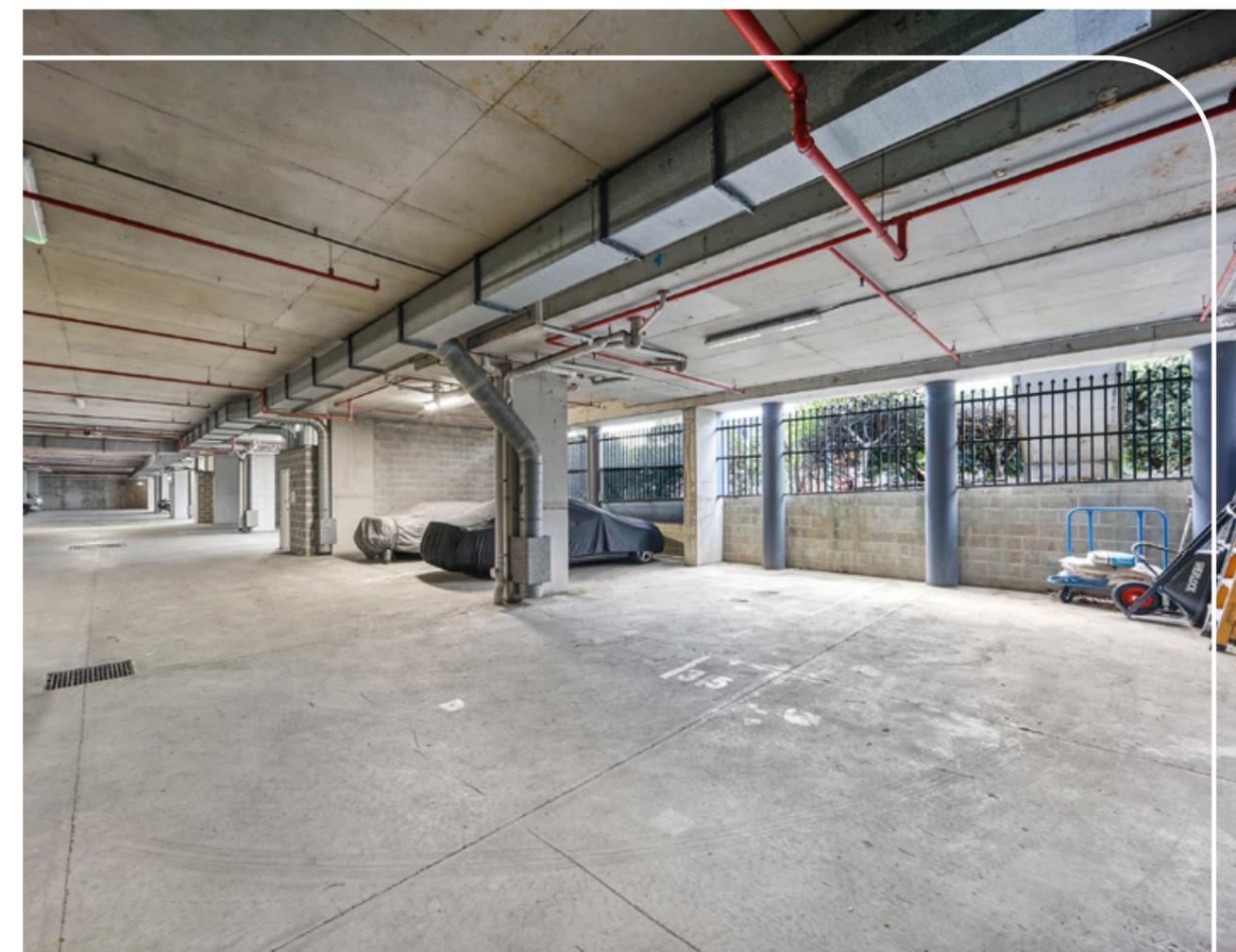
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