



Unit 4
260 Captain Cook Drive
KURNELL

Information Memorandum | For Sale



Sydney CBD

Sydney Airport

Captain Cook Dr

Unit 4/260 Captain Cook Drive
Kurnell





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Executive Summary

Address	Unit 4/260 Captain Cook Drive, Kurnell NSW 2231
Legal Description	Lot 4 SP72545
Property Type	Industrial Strata Unit
Strata Area*	Ground Floor: 200m ² First Floor: 64m ² Total: 264m ²
Parking*	4 Car Spaces
LGA	Sutherland Shire Council
Zoning	E4 – General Industrial under Sutherland Shire Local Environmental Plan 2015
Occupancy	Vacant Possession
Outgoings*	\$5,354.54 pa
Open for Inspection	Private Appointment
Selling Agents	Damen Astey Sales & Leasing Director M: 0431 817 616 T: 9546 3555 E: damena@commercial.net.au Jackson Chambers Sales & Leasing Consultant M: 0476 001 048 T: 9546 3555 E: jacksonc@commercial.net.au

*Approximate







The Asset

Description

Commercial Property Group are pleased to present for sale Unit 4/260 Captain Cook Drive, Kurnell. This property offers high clearance warehousing, office/storage space, kitchenette, and additional amenities.

An excellent opportunity to buy within the Sutherland Shire's fastest growing industrial precinct, being located within close proximity to all major transport hubs such as Taren Point Road, Sydney Airport, Port Botany and the Sydney CBD. The ideal property for users looking for a business solution in an established location, and expand their business with space to grow.

Property Highlights

- 264m²* of total area on title
- 200m²* warehouse
- 64m²* air-conditioned office with natural light
- Four allocated (4) car spaces
- Motorised container height roller door
- Kitchenette
- Bathroom amenities
- 3 phase power
- High internal clearance
- Container access

Outgoings

Council Rates*	\$1,004.46 pa
Water Rates*	\$207.28 pa
Strata Levies*	\$4,142.80 pa
Land Tax (Based on UCV of \$352,750.00)	Nil
TOTAL*	\$5,354.54 pa

*Approximate

Strata Plan

FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 3 of 4 Sheets

SP72545

GROUND FLOOR PLAN

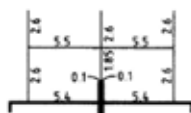
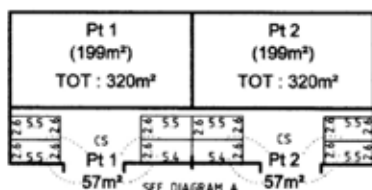


DIAGRAM A
(NOT TO SCALE)

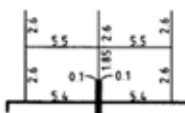
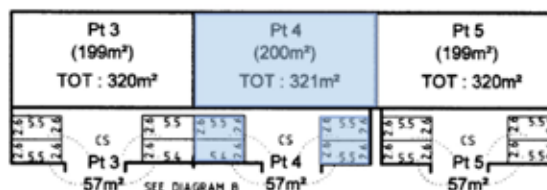
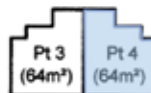


DIAGRAM B
(NOT TO SCALE)

FIRST FLOOR PLAN



NOTE:

CS - DENOTES CARSPACE

1. CARSPACES EXTEND FROM THE UPPER SURFACE OF THEIR HARDSTAND TO 2.5 ABOVE EXCEPT WHERE COVERED

2. KERBS HAVE BEEN USED TO DEFINE THE BOUNDARY OF THE CARSPACES

3. THE EDGE OF THE KERB CLOSEST TO THE STRATA LOT IS THE EDGE OF THE CARSPACE

4. LOT AREAS ARE FOR THE PURPOSE OF OF THE STRATA TITLES ACT ONLY AND ARE APPROXIMATE



Reduction Ratio 1:400

Lengths are in metres

W. Sleep
Registered Surveyor

STRATA 3005

W. Sleep
Authorised Person / Council Manager / Accredited Certifier

SURVEYOR'S REFERENCE: 46735/2

SHEET 4 ADJOINS

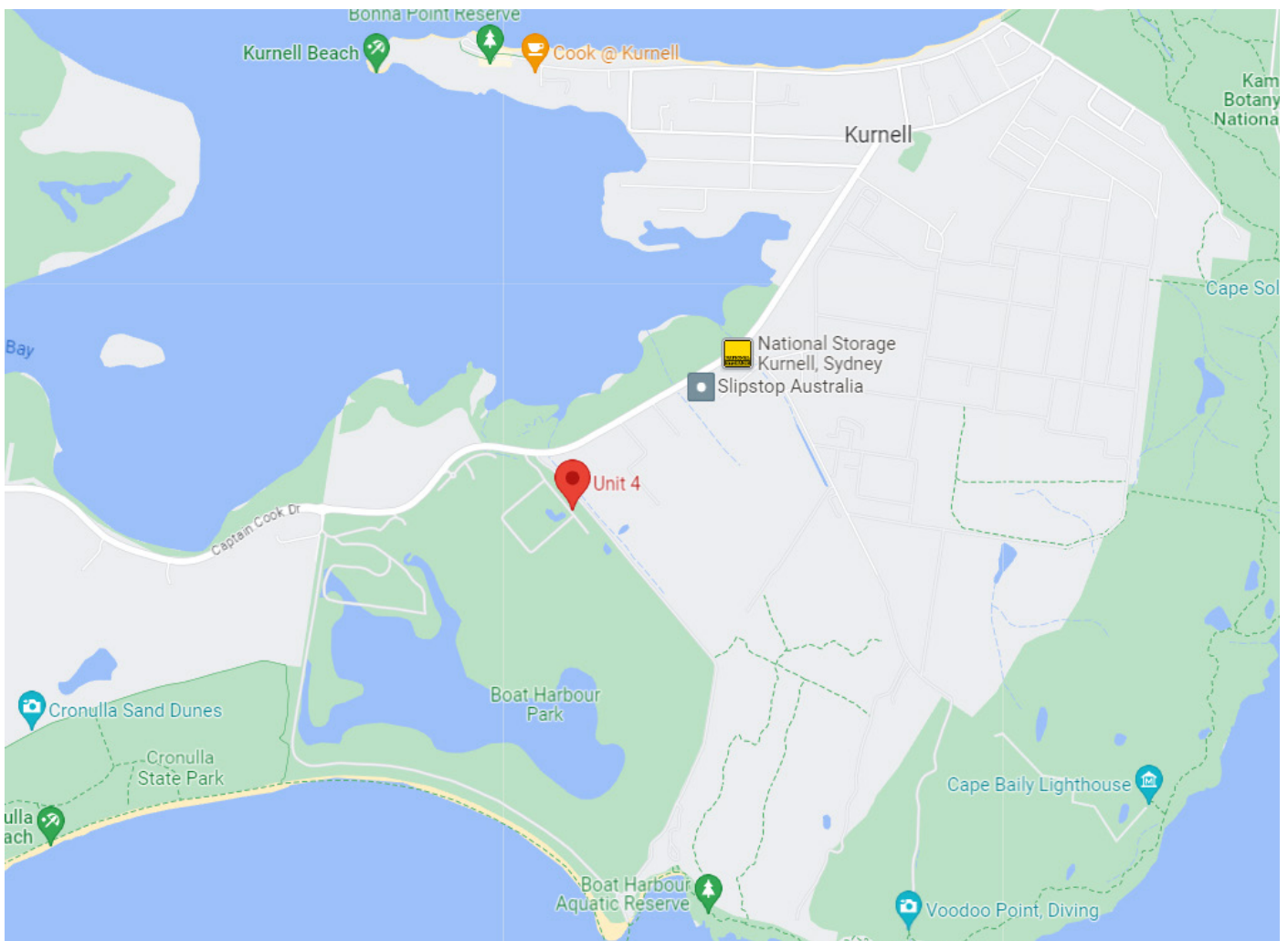


Location

Kurnell is a suburb in Sydney, 1.4 kilometres south of the Sydney central business district, in the local government area of the Sutherland Shire along the east coast. Cronulla and Woolooware are the only adjacent suburbs. La Perouse is located opposite, on the northern headland of Botany Bay. The Cronulla sand dunes are on the south eastern headland of Botany Bay. The eastern side of the peninsula is part of Botany Bay National Park, and Towra Point Nature Reserve is located on the western side of the suburb.

Kurnell is dominated by an industrial area, which once included the Caltex Oil Refinery which is now closed. It now functions as an bulk fuels import terminal to supply imported fuel for Australian customers. Refined petrol is piped to the other side of Botany Bay in an underwater pipeline. The Kurnell Desalination Plant, opened in 2010, now provides much of the rest of Sydney with an alternative water supply.

Source: Wikipedia and Google Maps



Unit 4/260 Captain Cook Drive
Kurnell



Captain Cook Dr





Planning Details

E4 – General Industrial under Sutherland Shire Local Environmental Plan 2015

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 enhance the visual appearance of the area by ensuring new development achieves high architectural and landscape standards.
- To minimise the impact of development within the zone on areas of environmental significance.

2 Permitted without consent

Nil

3 Permitted with consent

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; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Open cut mining; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation

Key Planning Contacts

COUNCIL: Sutherland Shire Council

TELEPHONE: 02 9710 0333

EMAIL: ssc@ssc.nsw.gov.au

WEBSITE: www.sutherlandshire.nsw.gov.au

POSTAL ADDRESS:

Locked Bag 17,
Sutherland NSW 1499

STREET ADDRESS:

4 - 20 Eton Street
Sutherland, NSW 2232

Planning Controls



Zoning

Zone E4 – General Industrial



Height of Building

16m



Floor Space Ratio

1:1

Comparable Sales

Unit 2/272 Captain Cook Drive, Kurnell

SALE PRICE: \$2,250,000.00

SALE DATE: October 2021

AREA: 400m²

RATE: \$5,625.00/m²



Unit 13/48 Waratah Street, Kirrawee

SALE PRICE: \$1,345,000.00

SALE DATE: March 2022

AREA: 151m²

RATE: \$8,907.00/m²



Unit S9/32-36 Box Road, Caringbah

SALE PRICE: \$1,260,000.00

SALE DATE: February 2023

AREA: 130m²

RATE: \$9,692.00/m²



W7/38 Cawarra Road, Caringbah

SALE PRICE: \$1,350,000.00

SALE DATE: May 2023

AREA: 160m²

RATE: \$8,437.00/m²



Sales Information

Contract for Sale

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

Open for Inspection

Private Appointment

Contact

Damen Astey

Sales & Leasing Director

M: 0431 817 616

T: 9546 3555

E: damena@commercial.net.au

Jackson Chambers

Sales & Leasing Consultant

M: 0476 001 048

T: 9546 3555

E: jacksonc@commercial.net.au



Hurstville CBD

Quibray Bay

Captain Cook Dr

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COMMERCIAL
Property Group

239 Rocky Point Road
Ramsgate NSW 2217
P: 02 9546 3555
W: www.commercial.net.au