



7 Regent Crescent
MOOREBANK
Information Memorandum | For Sale







Contents



Executive Summary	4
Key Features	7
The Asset	
- Description	9
- Outgoings	9
- Tenancy Schedule	9
Location	12
Planning Details	16-17
Key Planning Contacts	16
Planning Controls	16
Sales Information	
- Contract for Sale	20
- Open for Inspection	20
- Auction	20
- Contact Details	20
Disclaimer & Floorplan	22-23

Executive Summary

Address	7 Regent Crescent, Moorebank NSW 2170
Legal Description	LOT 15 DP239047
Property Type	Torrens Title Industrial Warehouse
Building Area*	1,168m ²
Land Area*	1,874m ²
Parking*	On-Site Car Spaces
LGA	Liverpool City Council
Zoning	E4: General Industrial under Liverpool Local Environmental Plan 2008
Occupancy	Warehouse 1 - Tenanted Vacant Possession Warehouse 2 - Tenanted
Outgoings*	\$30,909.55 PA
Open for Inspection	Tuesday's from 10.00am - 10.30am Thursday's from 1.00pm - 1.30pm
Auction	6.00pm on Thursday, 29th May 2025 In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Selling Agents

David Falcioni
Associate Director
M: 0405 956 552
T: 02 9709 6111
E: davidf@commercial.net.au

*Approximate







Key Features



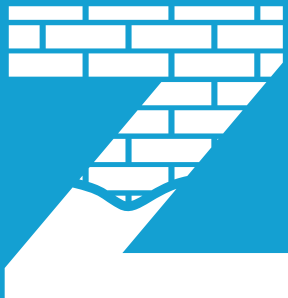
1,168m² total building
floorspace



Massive 1,874m²
land area



Total current income of
\$79,116.00 PA Gross
inc GST



Zoning is
E4: General Industrial



Huge 40 meter approx
frontage
signage and exposure



Close proximity to M5: Motorway
& Liverpool Train Station



The Asset



Property Highlights

- Prime industrial location, drive through street access, positioned only meters from the M5 motorway, Moorebank – Heathcote Road entry and exit.
- Two roller shutters with direct entry from two wide driveways, ideal for large vehicle access & container loading.
- New metal roof with insulation, fitted with ample lighting, staff amenities, and 3 phase power supply.
- Huge street frontage and concrete yards supporting yard storage and unrestricted on site parking.

Outgoings

Council Rates*	\$7,300.73 PA
Water Rates*	\$1,285.52 PA
Building Insurance	\$5,770.00 PA
Land Tax	\$16,553.30 PA
TOTAL*	\$30,909.55 PA

Tenancy Schedule - Warehouse 1

Tenant	South West Metal Fabrications Pty Ltd
Annual Rental	\$34,000.00 PA Net + GST
Outgoings Recoverable	100%
Term	One (1) Year & Seven (7) Months
Expiry	1st December 2025
Option	NIL
Increases	NIL
Bond	NIL

Tenancy Schedule - Warehouse 2

Tenant	European Importers Pty Ltd
Annual Rental	\$79,116.00 PA Gross Inc GST
Outgoings Recoverable	100% of utilities
Term	3 Years - Final option
Expiry	31st July 2025
Option	NIL
Increases	CPI or 3% whichever the greater
Bond	Equivalent to 3 months gross rent





Location

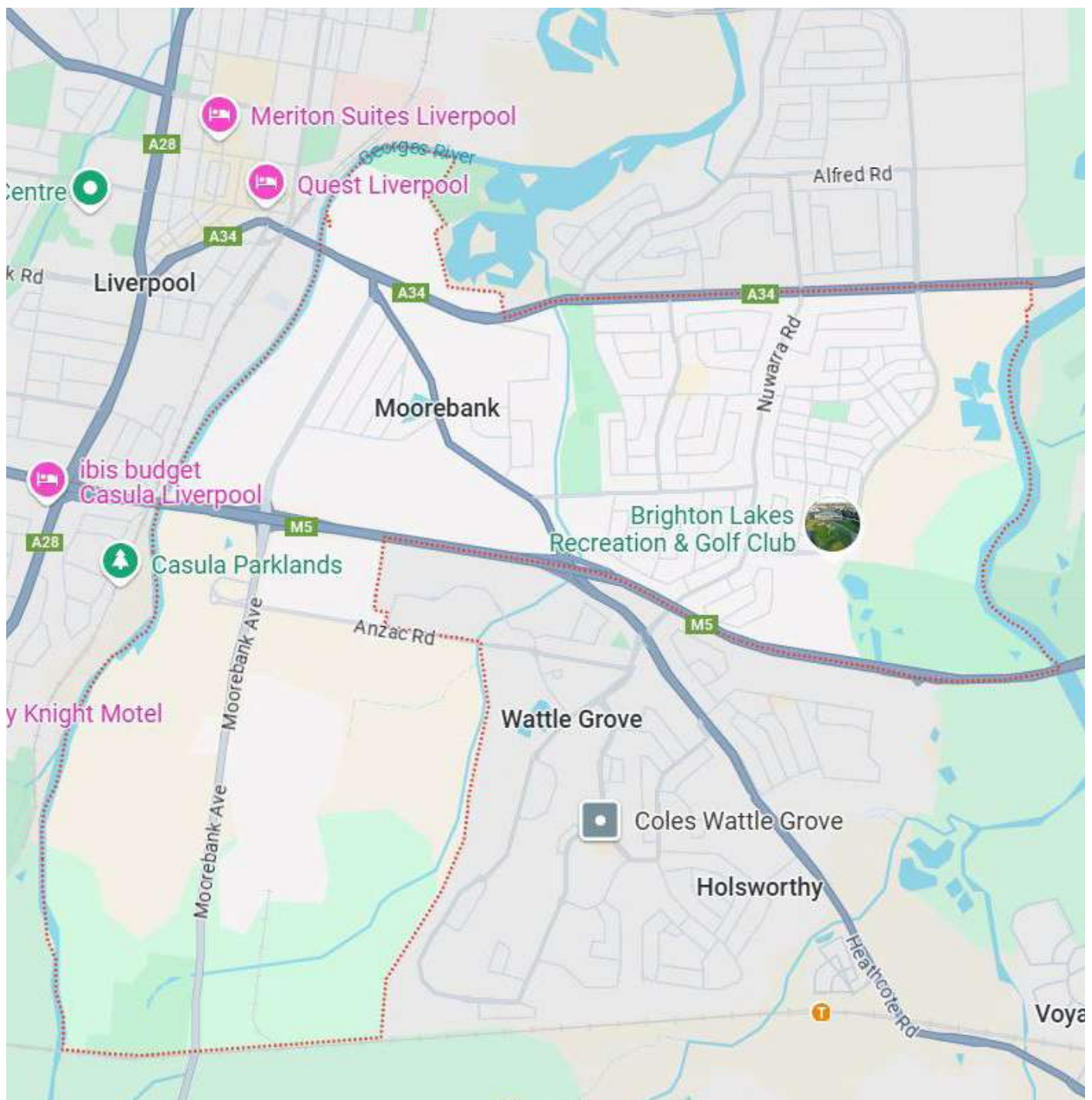
Moorebank is a suburb of Sydney, in the state of New South Wales, Australia. Moorebank is located 27 kilometres south-west of the Sydney central business district in the local government area of the City of Liverpool.

Moorebank features a mix of residential and industrial areas. Moorebank Shopping Village is a small shopping centre located in the suburb.

The M5 Motorway links Moorebank east to the Sydney central business district and west to Campbelltown.

Moorebank is close to Liverpool railway station on the Inner West & Leppington Line, Bankstown Line and Cumberland Line of the Sydney Trains network.

Moorebank is the site of the proposed Moorebank Intermodal Terminal.









Planning Details

E4: General Industrial under Liverpool Local Environmental Plan 2008

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 allow other land uses that are compatible with industry and that can buffer heavy industrial zones while not detracting from centres of activity.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres

4 Prohibited

Any development not specified in item 2 or 3

Key Planning Contacts

COUNCIL: Liverpool City Council

TELEPHONE: 1300 362 170

EMAIL: lcc@liverpool.nsw.gov.au

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

POSTAL ADDRESS:

Locked Bag 7064
Liverpool BC NSW 1871

STREET ADDRESS:

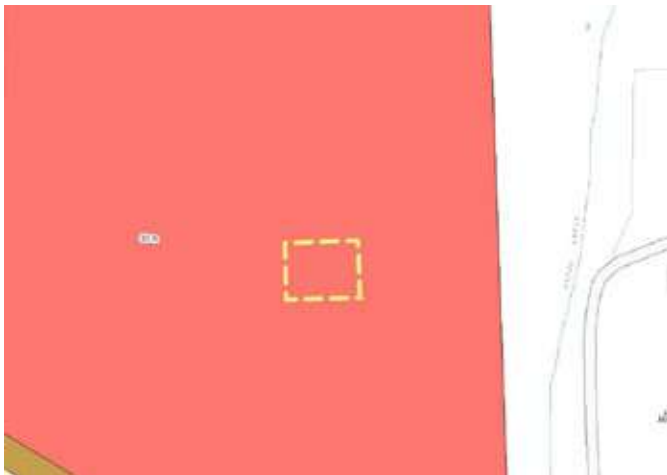
Yellamundie, Lower Ground Floor
52 Scott Street
Liverpool NSW 2170

Planning Controls



Zoning

Zone E4: General Industrial



Land Area

1,874m²



Total building area

1,168m² approx





Sales Information

Contract for Sale

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

Open for Inspection

Tuesday's from 10.00am - 10.30am
Thursday's from 1.00pm - 1.30pm

Auction

6.00pm on Thursday, 29th May 2025
In Rooms at Level 3, 56 Kitchener Parade, Bankstown

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Disclaimer

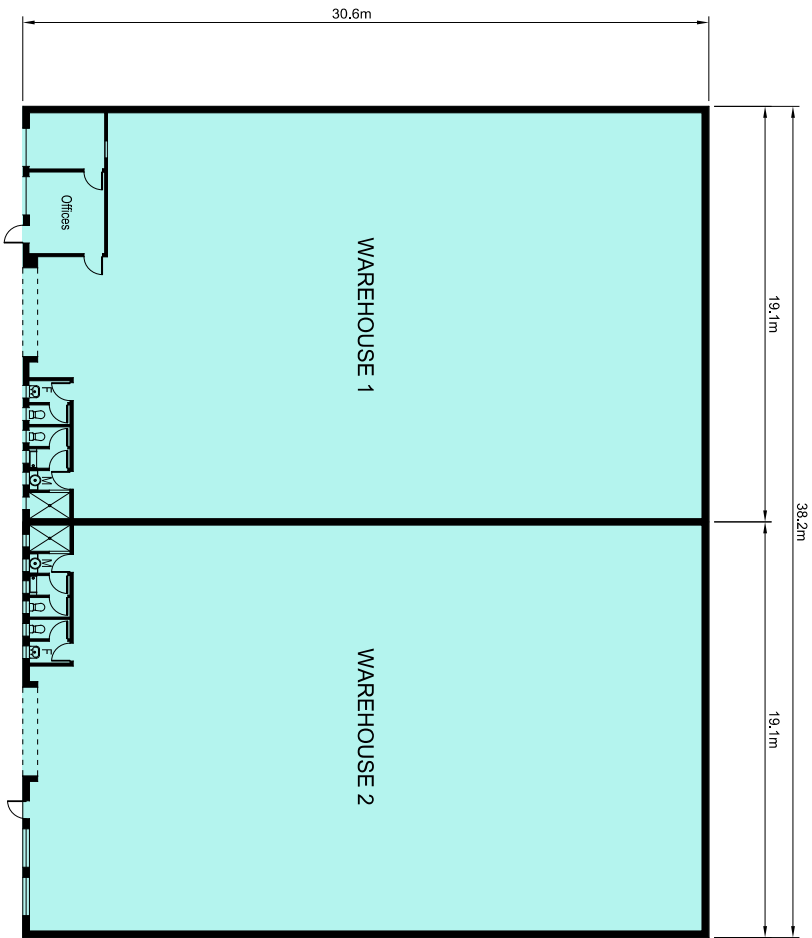


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GROUND FLOOR

INFORMATION SCHEDULE	
Gross Lettable Area (GLA)	
Warehouse 1	584 m ²
Warehouse 2	584 m ²
Total Building GLA.....	1168 m ²



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pbortz.com.au

MARKETING FLOOR PLAN
7 REGENT ST
MOOREBANK, NSW 2170

DWG No.	REV
J640/01	1
DATE	SCALE
10/04/2025	1:175 at A3

DO NOT SCALE DWG



Level 3, 56 Kitchener Parade
Bankstown NSW 2200
P: 02 9709 6111
W: www.commercial.net.au