



4/10 Childs Road
CHIPPING NORTON

Information Memorandum | For Sale



25
Years



10

Childs Road



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	17
Sales Information	
Contract for Sale	20
Open for Inspection	20
Contact Details	20
Disclaimer	22

Executive Summary

Address	4/10 Childs Road, Chipping Norton NSW 2170
Legal Description	Lot. 4 SP33470
Property Type	Strata Industrial Building
Building Area*	184 m ²
Parking*	1 On Site Car Space
LGA	Liverpool Council
Zoning	E4: General Industrial under Liverpool Local Environmental Plan 2008 Map Amendment No 9
Height of Building	30 m
Occupancy	Owner Occupied
Outgoings*	\$7,940.99 PA
Open for Inspection	By appointment
Asking Price	\$1,195,000.00 + GST

Selling Agents

Aaron Johnston

Sales & Leasing Executive

M: 0474 515 567

T: 02 9709 6111

E: aaronj@commercial.net.au

*Approximate





COMMERCIAL
Property Group
1300 811 881
www.commercial.net.au

CPG **COMMERCIAL**
Property Group
1300 811 881
www.commercial.net.au



Key Features



184 m² Total Strata
Floorspace



1 On-site
Car Space



Start Business
Trade ASAP



Zoning is
E4: General Industrial



Fitted Food
Production Facility



Close Proximity to
Liverpool CBD & M5 Motorway



Description

Commercial Property Group is pleased to present a rare and affordable entry-level food production facility in the tightly held Chipping Norton industrial precinct. Unit 4/10 Childs Road comes fitted with a commercial kitchen, offering immediate functionality and significant cost savings compared to a new fit out.

This opportunity is ideal for catering, wholesale, or production operators looking to move straight in.

Property Highlights

- Approved & compliant food facility – turnkey opportunity
- 2 Toilets
- Kitchenette
- 24m²* first floor office
- Additional 30m²* mezzanine storage
- 740m²* secure yard for shared use by the complex
- New roof installed 2024

Fit Out Inclusions

- 1,500L external underground grease trap
- Walk-in freezer (15m²*) & walk-in cool room (10m²*)
- Suspended ceilings
- 6 LPG 45kg gas ports
- 2 upright commercial gas ovens
- 8-burner gas stove with 2 under-bench ovens
- 2 gas deep fryers
- Commercial rangehood
- Commercial sink with two basins + hand wash basin
- Stainless steel benches
- Yellow workbench

Note: Large workbench in the middle of the warehouse is not included. Any other item not specified as an inclusion does not form part of the sale. Potential to purchase external freezer & long-standing catering business separately

Outgoings

Council Rates*	\$859.83 PA
Water Rates*	\$921.12 PA
Strata	\$6,160.04 PA
TOTAL*	\$7,940.99 PA

*Approximate



Safe Surge

Safe Surge
Bladder Surge Vessels

2/3, 15 Davis Road
Preston, Victoria 3073
+61 3 9379 1087
www.safesurge.com.au

Safe Surge

Safe Surge

Bladder Surge Vessels

2/3, 15 Davis Road
Preston, Victoria 3073
+61 3 9379 1087

Our Product Range

Bladder Surge Vessels

• Cystic Resection

• Prostatectomy

• Uterine Fibroid

• Endometriosis

• Pelvic Pain

• Bladder Cancer

• Prostate Cancer

• Uterine Cancer

• Ovarian Cancer

• Cervical Cancer

• Vaginal Cancer

• Anal Cancer

• Rectal Cancer

• Colon Cancer

• Stomach Cancer

• Liver Cancer

• Pancreatic Cancer

• Esophageal Cancer

• Lung Cancer

• Breast Cancer

• Skin Cancer

• Testicular Cancer

• Prostate Cancer

• Uterine Cancer

• Ovarian Cancer

• Cervical Cancer

• Vaginal Cancer

• Anal Cancer

• Rectal Cancer

• Colon Cancer

• Stomach Cancer

• Liver Cancer



Location

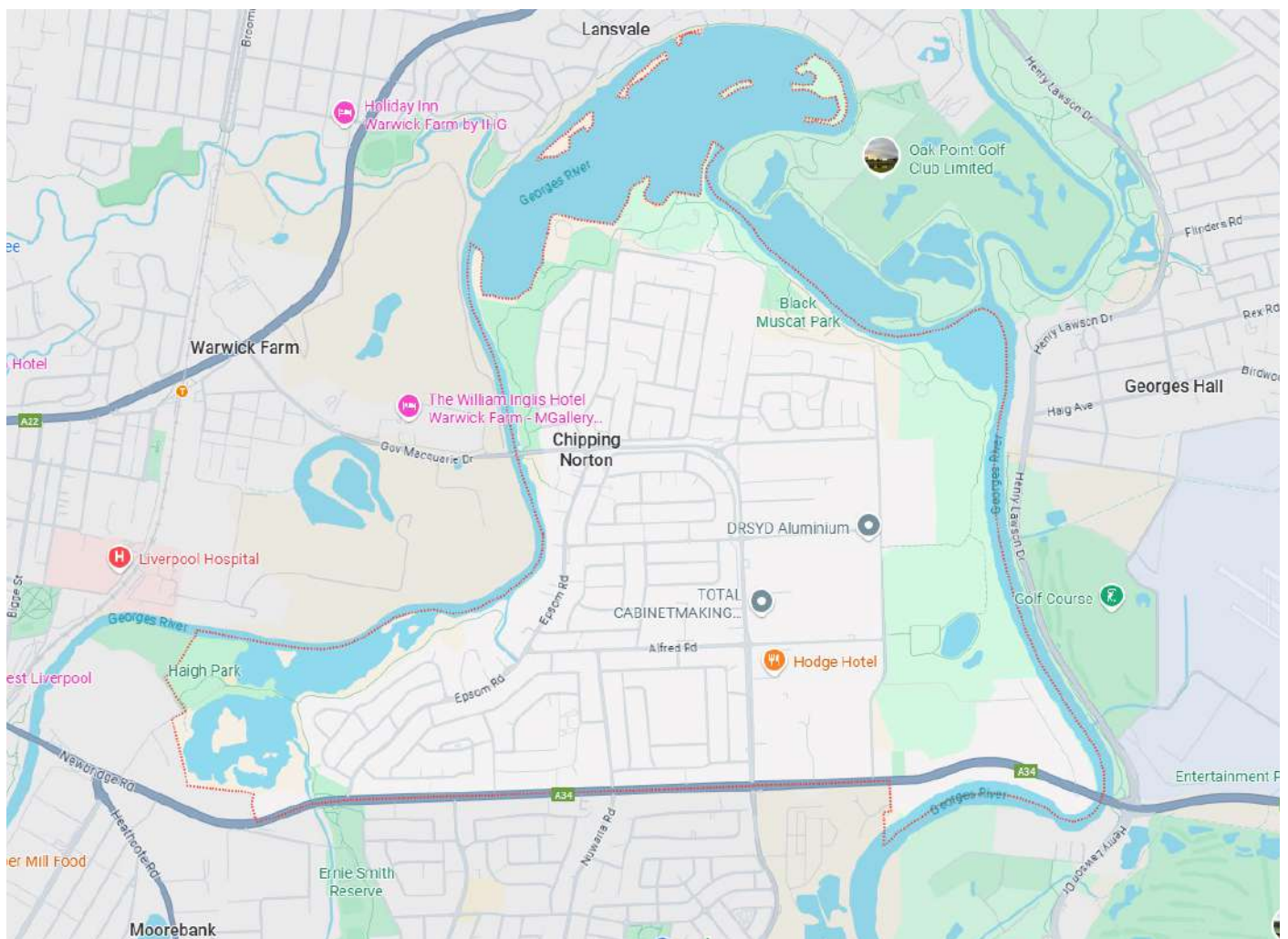
Chipping Norton is a distinctive and strategic suburb located around 28 kilometres southwest of Sydney's CBD, nestled within the City of Liverpool. It presents a compelling mix of commercial and industrial advantages that make it an attractive option for both investors and businesses.

Positioned adjacent to the Georges River and near the M5 Motorway, Chipping Norton benefits from excellent transport connectivity that supports both retail access and industrial efficiency. Its proximity to major freight and road networks enhances its appeal as a business location.

The commercial scene in Chipping Norton features a village-like centre with essential retail amenities—supermarkets, cafés, takeaways, pharmacies, and specialty shops—primarily located around Chipping Norton Road and bordering suburbs. This local hub provides convenience and a community feel for residents, while drawing steady foot traffic from commuters and nearby precincts.

On the industrial front, the suburb is characterized by a series of light industrial estates and commercial land uses. These zones accommodate a wide range of businesses—from manufacturing and warehousing to logistics and trade services—offering functional layouts, vehicle access, and affordability compared to more saturated areas. Properties often include high-clearance warehouse spaces, container-friendly facilities, and expansive yard areas well-suited for operations requiring space and accessibility.

Chipping Norton's blend of residential calm, effective retail services, and adaptable commercial property stock positions it as a hidden gem in Sydney's southwest. Whether you're looking to establish a foothold in retail or trade-focused operations, this suburb offers balance, connectivity, and opportunity.









Planning Details

E4: General Industrial under Liverpool Local Environmental Plan 2008 Map Amendment No 9

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

E4: General Industrial



Height of Building

30 m



Floor Space Ratio

Not Applicable





Sales Information

Contract for Sale

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

Open for Inspection

By appointment

Contact

Aaron Johnston

Sales & Leasing Executive

M: 0474 515 567

T: 02 9709 6111

E: aaronj@commercial.net.au





Disclaimer



This document has been prepared by Commercial Property Group for its client or potential client. It is provided on a confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of Commercial Property Group. The information contained in this document is intended as a guide only, does not constitute advice and does not constitute any offer or contract, including for sale or otherwise.

All financial and marketing information, results of enquiries and assumptions and any other matters contained in this document ("information") are based on figures and information provided to Commercial Property Group by third parties and have not been independently verified by Commercial Property Group.

Users should not rely on this information as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information, including without limitation, any potential or actual income, rentals, dimensions, areas and permits. If any part of the information is found to be inaccurate or incomplete, this document may not be suitable for its intended use or purpose and in such situation: Commercial Property Group should be notified and given an opportunity to correct any errors.

While the information has been prepared in good faith and with due care, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of the information. Commercial Property Group, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on such information.



25
Years

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