



INFORMATION MEMORANDUM

15 Wurrook Circuit,
Caringbah

For Lease



1 | Executive Summary

Address	15 Wurrook Circuit, Caringbah
Legal Description	Lot 7/DP1193614
Property Type	Industrial Warehouse
Building Area*	657m ² warehouse 143m ² office 800m ² total
Land Area*	1,265m ²
Parking*	10 car spaces
LGA	Sutherland Shire Council
Zoning	B7: Business Park
Outgoings*	TBA (Estimated \$28,000.00 pa + GST)
Rental	\$180,000.00 pa Net + GST
Availability	Quarter 1, 2022

Leasing Agents

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Damen Astey
Sales & Leasing Director
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*Approximate

2 | The Asset

Description

800m²* Superior Warehouse Facility

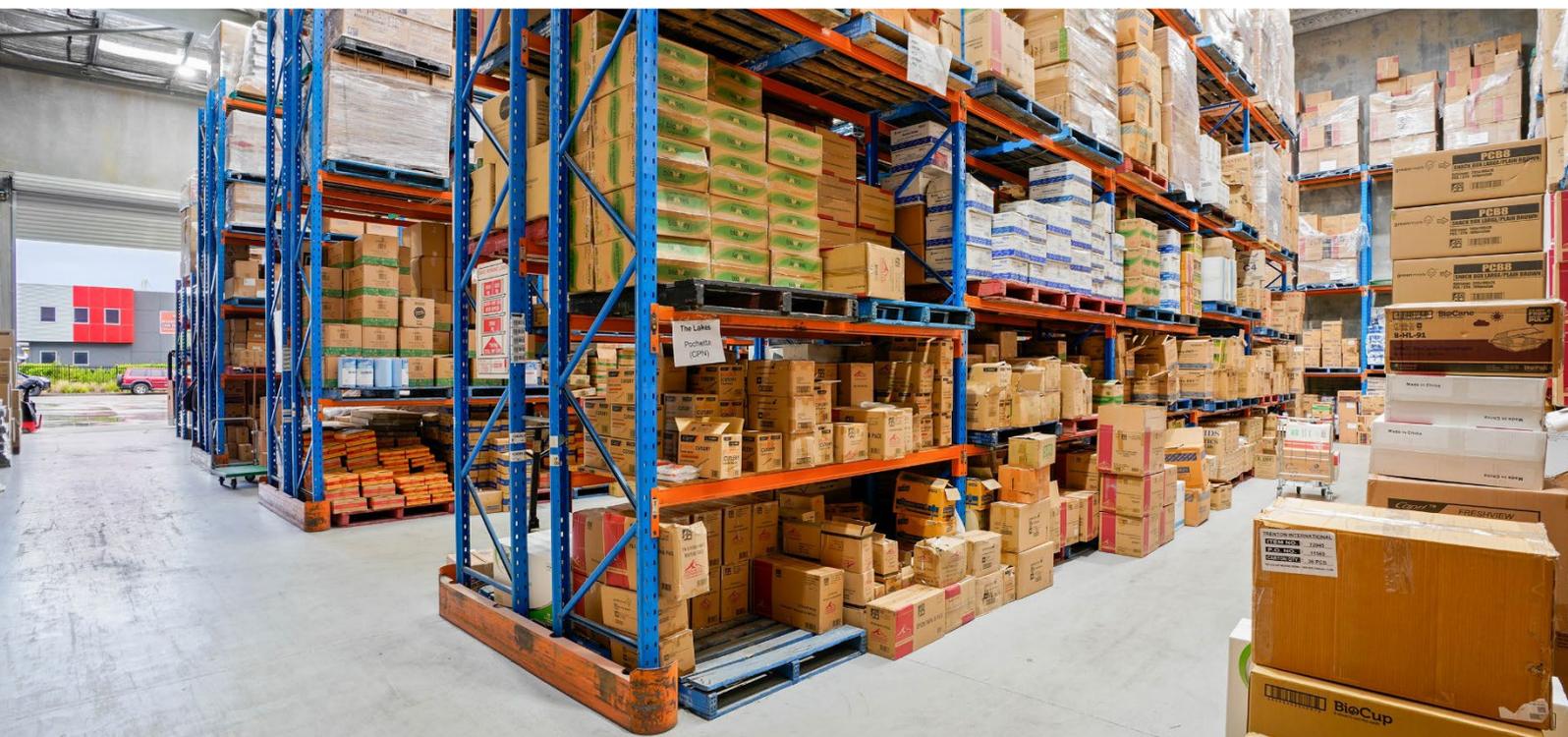
CPG is pleased to offer for lease 15 Wurrook Circuit, Caringbah.

Located within Caringbah's newest industrial Circuit is this high-level industrial facility, featuring the very best in quality finishes, high cubic capacity and "A-grade" office amenities. This warehouse and office premises is sure to impress.

Features Include:

- Warehouse area of 657m²*
- 10m* high-clearance warehousing
- Container height shutter door with awning for all-weather deliveries
- Ground-floor amenities and office/showroom
- LED high bay lighting
- 143m²* office with amenities
- Ducted air-conditioned office
- 10 allocated off-street car spaces
- Gated and fenced providing secure comfort
- Wide driveways providing ease of access for customers and deliveries
- Impressive street frontage and landscaping
- Flexible Zone B7 Business Park allowing for industrial and office usage
- * Surrounding business such as Reece, Shimano and other large national and international companies. Café and childcare also within Wurrook Circuit

*Approximate



Location

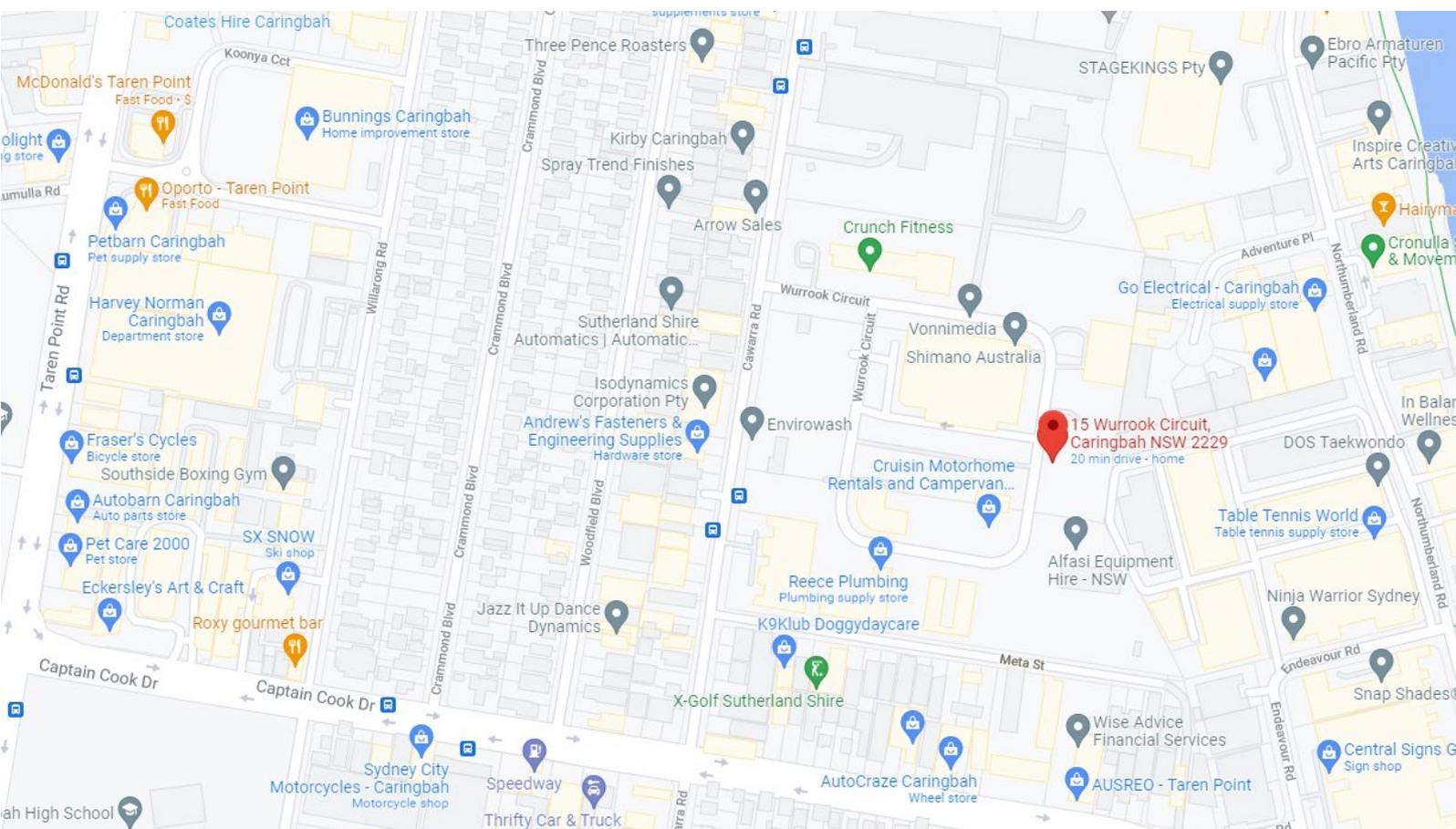
Caringbah is a suburb in southern Sydney. It is 24 kilometres south of the Sydney central business district in the local government area of Sutherland Shire.

Caringbah once stretched from Woolooware Bay on the Georges River to Yowie Bay and Burraneer Bay on the Port Hacking estuary. Several Caringbah localities have been declared as separate suburbs but still share the postcode 2229. These suburbs include Taren Point to the north on the Georges River, and Port Hacking, Lilli Pilli, Dolans Bay and Caringbah South, located on the Port Hacking River to the south.

Caringbah features a mixture of residential, commercial, and industrial areas. The commercial district is made up mostly of small businesses specialising in professional services. A large commercial and industrial area is also centred on Taren Point Road and surrounding areas. Commercial developments here include many home furnishing retailers such as Nick Scali Furniture, large retailers including Bunnings, as well as home renovation showrooms.

The main shopping centre is located close to Caringbah railway station and is centred on the intersections of President Avenue, the Kingsway, and Port Hacking Road South. A small group of shops, known as Caringbah South, is located further south on Port Hacking Road South. Caringbah Library is located on Port Hacking Road South. Another small group of shops is located even further south, close to the border of Lilli Pilli. Caringbah is home to the public district Sutherland Hospital adjacent to Caringbah Ambulance Station and Kareena Private Hospital on Kareena Road.

Source: Wikipedia and Google Maps



3 | Planning Details

Zone B7 – Business Park under Sutherland Shire Local Environmental Plan 2015

1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To prevent the fragmentation of large sites and to realise their economic strategic advantage.
- To provide opportunities for the erection of buildings requiring large floor areas and to discourage small-scale uses unless they are of an ancillary or service nature.
- To enhance the visual appearance of the employment area by ensuring new development achieves high architectural and landscape standards.
- To minimise the impact of development within the zone on areas of environmental or heritage significance.

2 Permitted without consent

Nil

3 Permitted with consent

Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Tank-based aquaculture; 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; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Markets; Open cut mining; Plant nurseries; Pond-based aquaculture; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Key Planning Contacts

COUNCIL: Sutherland Shire Council

TELEPHONE: 02 9710 0333

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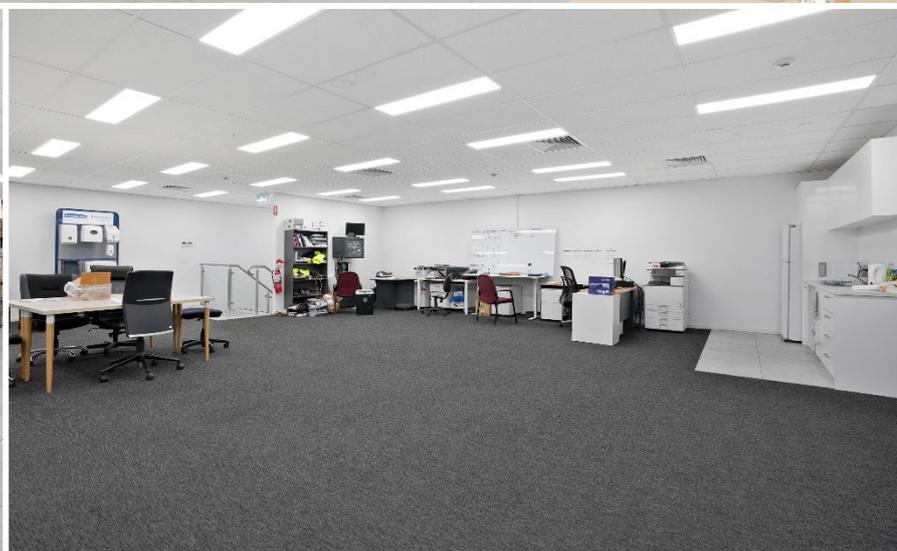
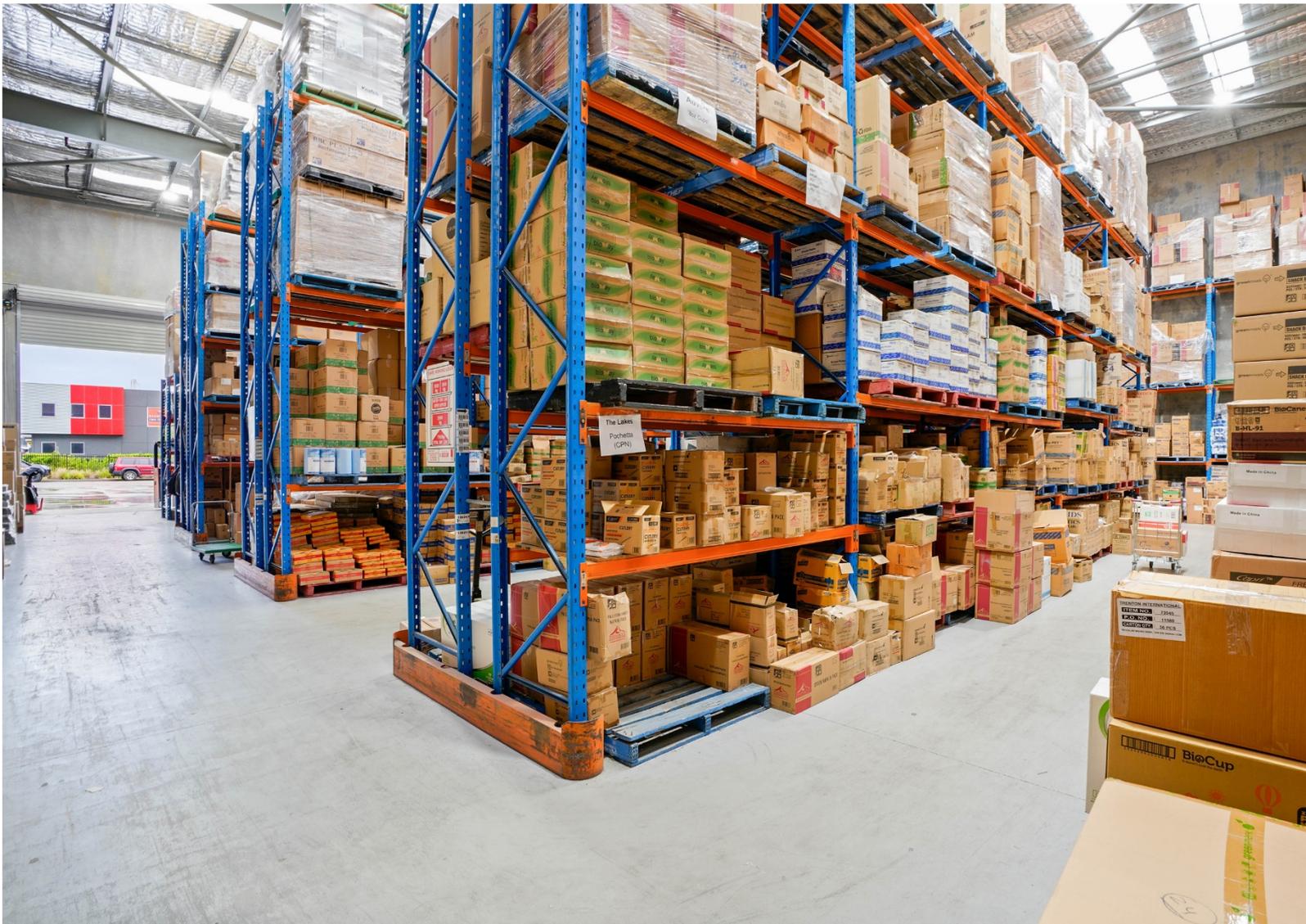
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4 | Annexures

Photographs







5 | Disclaimer

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