



Unit 32
55-59 Norman Street
PEAKHURST
Information Memorandum | For Sale





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Executive Summary

Address	Unit 32/55-59 Norman Street, Peakhurst NSW 2210
Legal Description	Lot 48 SP68994
Property Type	Strata Warehouse Unit
Strata Area*	195m ² on title
Parking*	2 car spaces
LGA	Georges River Council
Zoning	E4 – General Industrial under Georges River Local Environmental Plan 2021
Occupancy	Tenanted Investment
Outgoings*	\$7,556.82 pa
Open for Inspection	Private Appointment

Selling Agents

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*Approximate







The Asset

Description

Attention occupiers and investors, CPG are pleased to present to the market for sale this immaculately renovated street facing 195m²* 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.

Not only is 55-59 Norman Street is one of Peakhurst's most modern and highly sought after warehouse complexes, but this unit is also offered with an extensive high quality internal renovation, with painted and sealed floors, refurbished office and amenities, new lighting and wiring, polished concrete floors in the showroom and more, offering the ultimate turn key opportunity for any occupier or investor.

Property Highlights

- 120m²* high clearance warehouse floorspace
- 25m²* street facing showroom
- 50m²* office with floor to ceiling windows
- 25m²* mezzanine area (additional, not on title)
- Office and mezzanine with forklift access
- Storage shelving and racks in warehouse available to remain
- Refurbished kitchenette and amenities
- Two toilets and shower
- Monthly tenancy, no GST payable on sale
- Keyless swipe entry and security alarm system
- LED lighting throughout premises
- Loading zone in front of roller door

Outgoings

Council Rates*	\$2,123.00 pa
Water Rates*	\$712.98 pa
Strata Levies*	\$4,720.84 pa
Land Tax (Based on UCV of \$290,169.00)	Nil
TOTAL*	\$7,556.82 pa

Tenancy Schedule

Tenant	Rayslocker Pty Ltd
Annual Rental	\$57,330.00 pa Gross + GST
Outgoings Recoverable	Water Usage
Term	One (1) Year and Six (6) Months
Expiry	9th March 2023
Option	One (1) Year and Six (6) Months







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



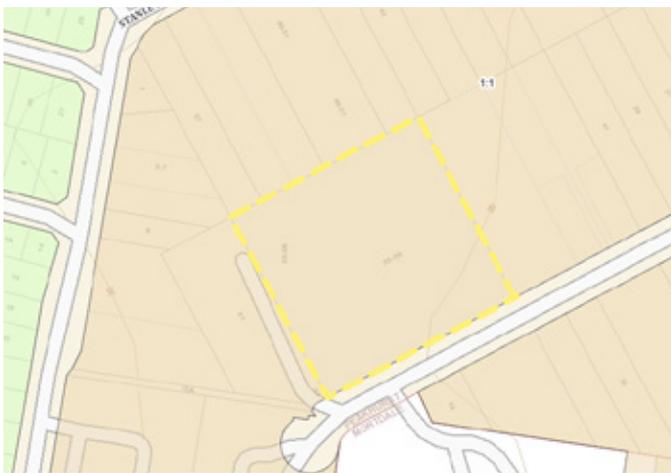
Zoning

Zone E4 – General Industrial



Height of Building

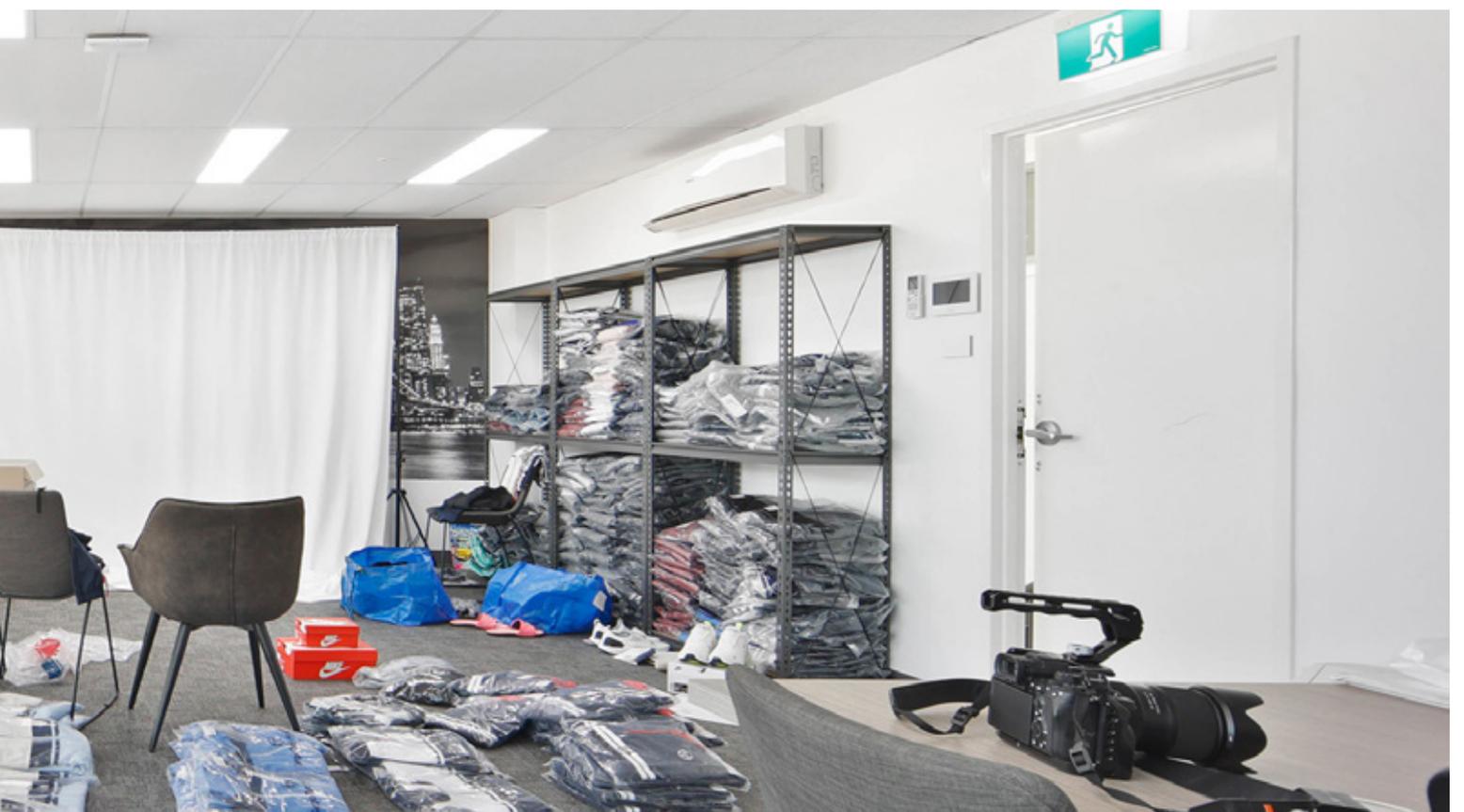
16m



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

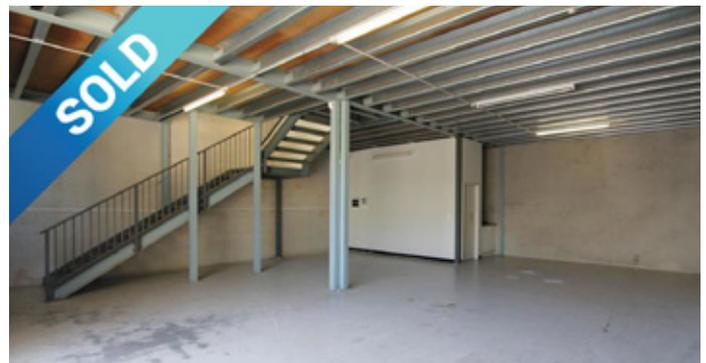
SALE PRICE: \$765,000.00

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

Ryan McMahon

Sales & Leasing Associate Director

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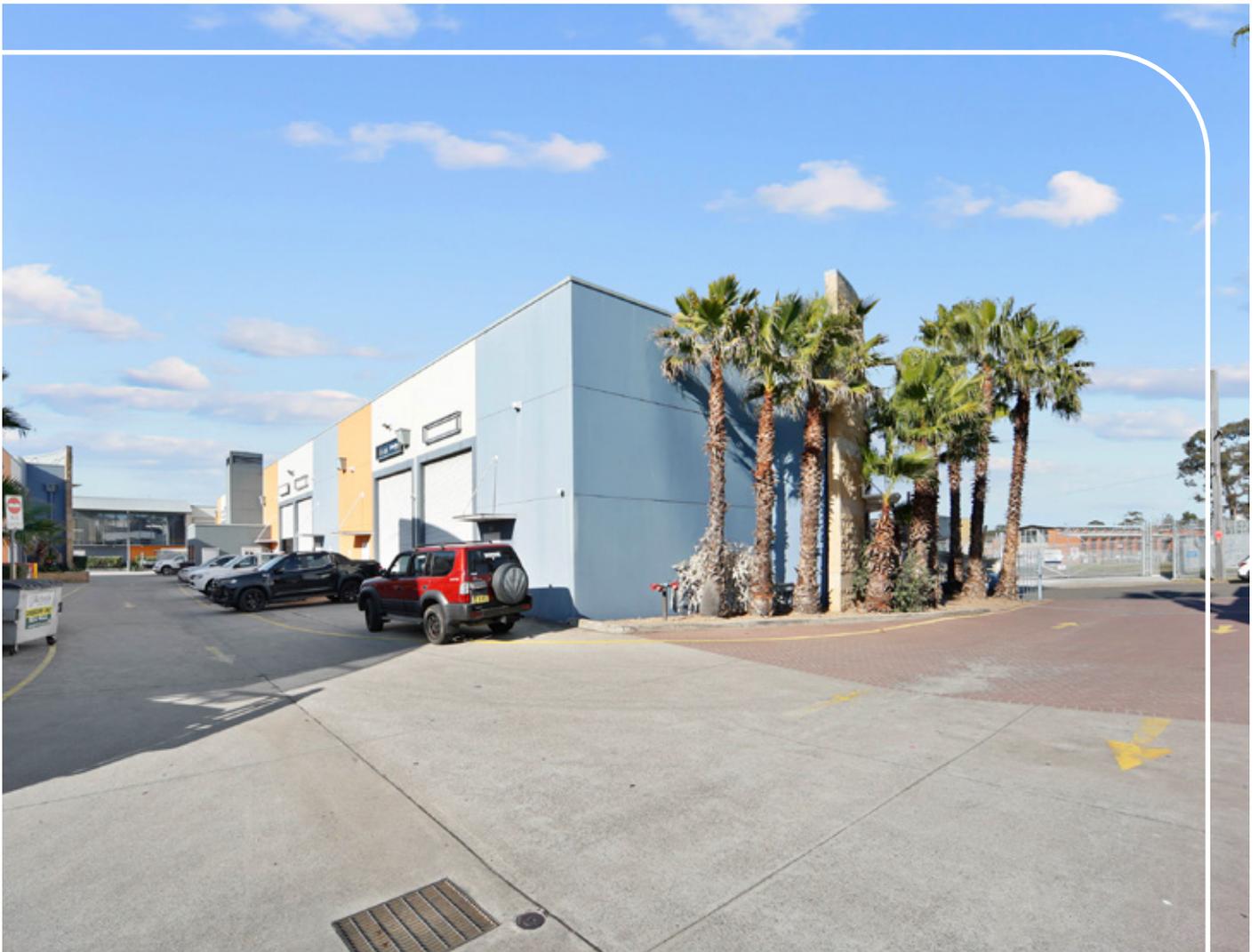
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