



# 8/42 Harp Street **BELMORE**

Information Memorandum | For Sale



**25**  
Years









# 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
Comparable Sales	22
Sales Information	
Contract for Sale	23
Open for Inspection	23
Auction	23
Contact Details	23
Disclaimer	25

# Executive Summary

Address	8/42 Harp Street, Belmore
Legal Description	Lot. 8 SP35196
Property Type	Industrial Strata Unit
Building Area*	220 m²
Parking*	On Site Car Spaces
LGA	Canterbury Bankstown Council
Zoning	E4: General Industrial under Canterbury-Bankstown Local Environmental Plan 2023 Amendment No 5
Floor Space Ratio	1:1
Occupancy	Under Lease
Outgoings*	
Open for Inspection	Every Tuesday & Thursday 12:00pm – 12:30pm
Auction	Thursday, 16th October 2025 On-Site @ 12:30

Selling Agents	<b>Ben Panayotopoulos</b> Senior Sales & Leasing Associate M: 0430 140 683 E: benp@commercial.net.au
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\*Approximate













# Key Features



163 m²  
Total Internal  
Floorspace



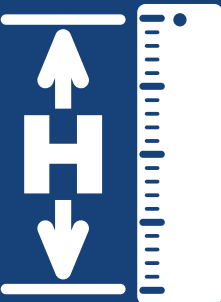
Dual Site Access



\$39,329.88  
Per Annum + GST



Zoning is E4:  
General Industrial



Clearspan, High-Clearance  
Warehouse



Premium Location  
Moments from Kingsgrove Road,  
Canterbury Road &  
the M5 Motorway





## Description

Commercial Property Group is proud to present a rare opportunity to purchase a high-quality industrial strata unit in one of Belmore's most tightly held complexes. **Unit 8** offers a versatile warehouse, neat mezzanine office, and unbeatable accessibility.

In addition, buyers have the unique option to purchase the adjoining Unit 9, providing an extra 74m<sup>2</sup> – perfect for occupiers needing more space or investors looking to secure two adjoining assets for long-term growth.

## Property Highlights

- 163m<sup>2</sup> Ground Floor Strata Area
- Clearspan, high-clearance warehouse – efficient storage and operational space.
- Well-presented mezzanine office – ideal for administration or client use.
- Premium location – moments from Kingsgrove Road, Canterbury Road & the M5 Motorway.
- Dual site access – via Harp Street & Kingsgrove Road.
- Generous common areas – excellent vehicle & truck maneuverability.
- Flexible usage – suits a wide range of occupiers and industries.
- Expansion potential – purchase with adjoining Unit 9 (74m<sup>2</sup>) for a combined 237m<sup>2</sup> total area

## Location Advantage

Belmore is a proven industrial hub only 13km from Sydney CBD\*, offering seamless access across metropolitan Sydney. Surrounded by a vibrant commercial and industrial network, the area is highly sought-after by owner-occupiers and investors seeking strategically positioned property with strong long-term value.

## Outgoings

Council Rates*	\$1,888.01
Unit Water Rates*	\$567.76
Strata Rates*	\$4,804.00
<b>TOTAL*</b>	<b>\$7,259.77</b>

## Tenancy Schedule

Tenant	Ashrivee Pty Ltd T/As Signarama Canterbury
Annual Rental	\$39,329.88 + GST per annum
Outgoings Recoverable	100% of usage charges ONLY
Expiry	30 November 2025
Option	One (1) Year
Increases	Market Reviews upon exercise of option

\*Approximate



CANTERBURY ROAD

CANTERBURY CBD

SYDNEY

8/42 H





CBD

SYDNEY AIRPORT

ARP STREET  
BELMORE





# Location

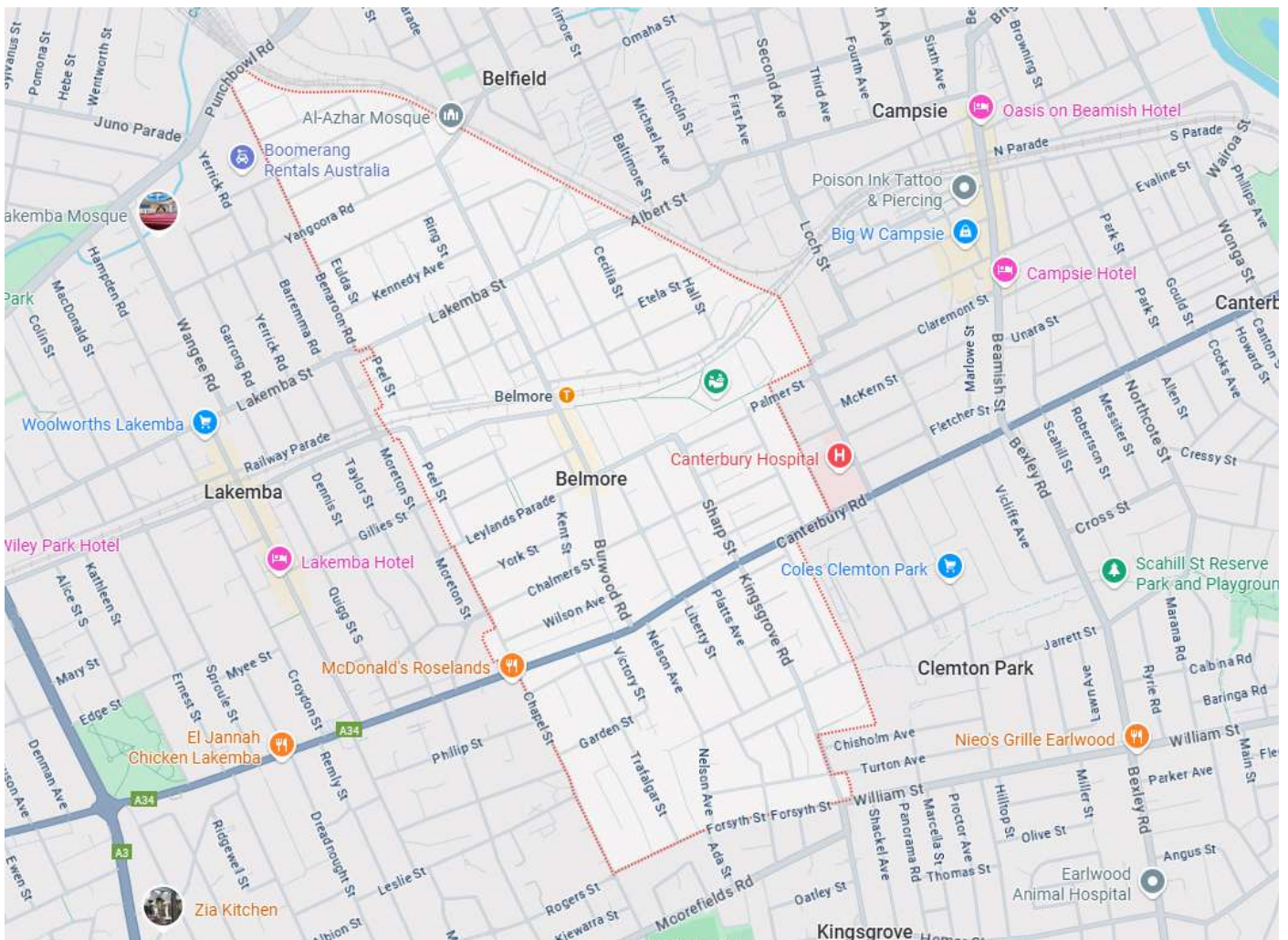
**Belmore** is a dynamic and thriving suburb located around 13 kilometres southwest of Sydney's CBD, within the City of Canterbury-Bankstown. Renowned for its lively commercial hub and well-established community character, Belmore offers a seamless blend of residential charm and strong business activity.

The vibrant centre of Belmore is nestled around the railway station, where a bustling mix of cafés, eclectic restaurants, specialty grocers, bakeries, pharmacies, and professional services line Burwood Road and its surrounding streets. This retail precinct enjoys excellent foot traffic from commuters and local patrons alike, fostering a village-like atmosphere that's both welcoming and practical.

Beyond the main shopping strip, Belmore supports a variety of commercial and light industrial enterprises. Streets such as Hotham Parade, South Terrace, and Boundary Road host workshops, auto services, trade suppliers, and small warehouses. These areas benefit from functional layouts, vehicle access, and proximity to key transport corridors including the Canterbury Road, and the M4 and M5 motorways.

Belmore also embraces a strong community focus, with local sports clubs, schools, and recreational spaces contributing to its neighbourhood vitality. Recent urban upgrades have introduced refreshed street corners, pedestrian improvements, and modest mixed-use developments that support both commercial and residential growth.

With its strategic location, diverse retail offerings, and evolving business environment, Belmore remains an appealing and well-connected suburb—providing enduring value for businesses, residents, and visitors in Sydney's inner southwest.





HURSTVILLE

M5 MOTORWAY

BUNNINGS WAREHOUSE

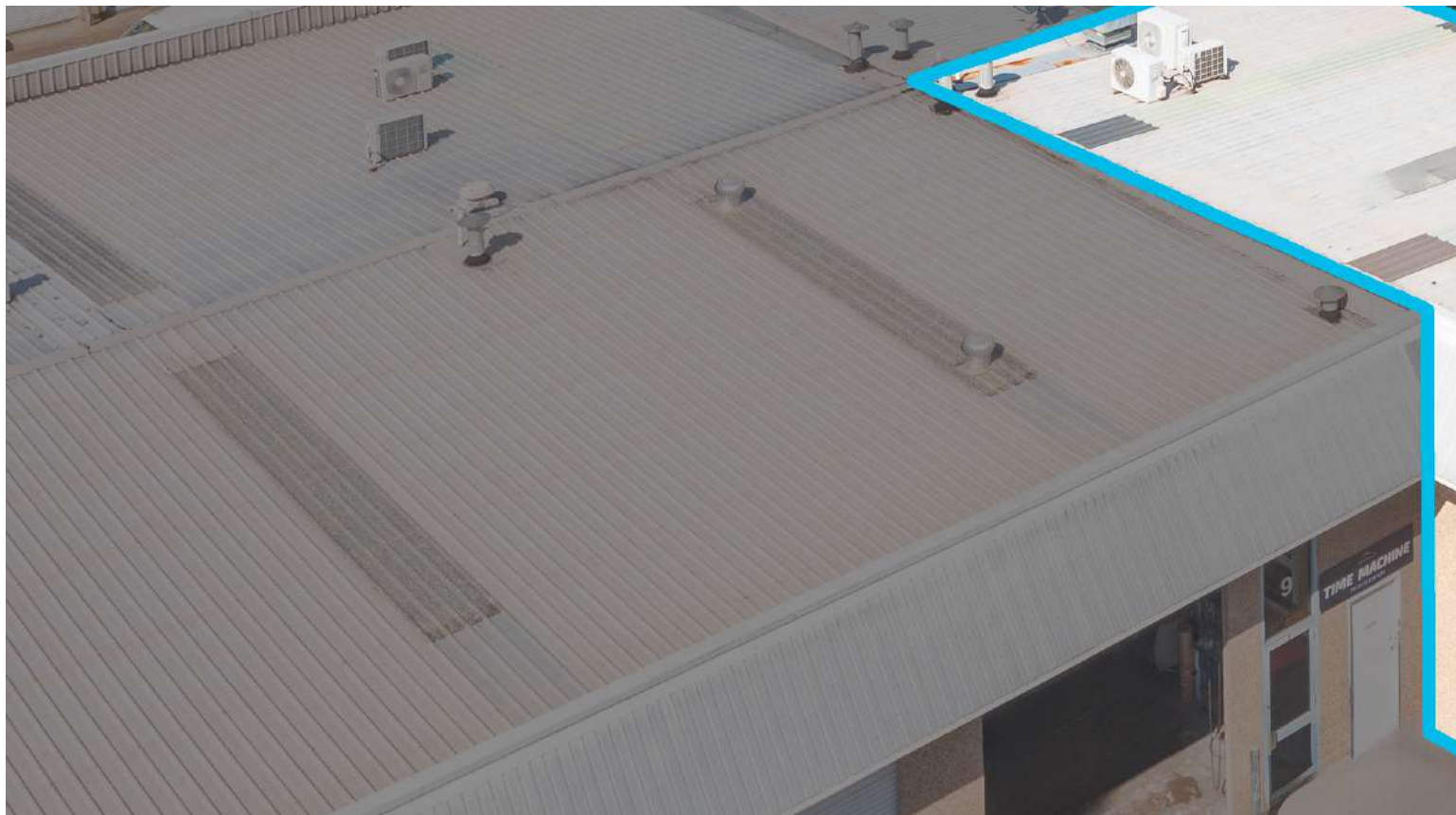
KINGSGROVE TRAIN STATION

8/42 HARP STREET  
BELMORE

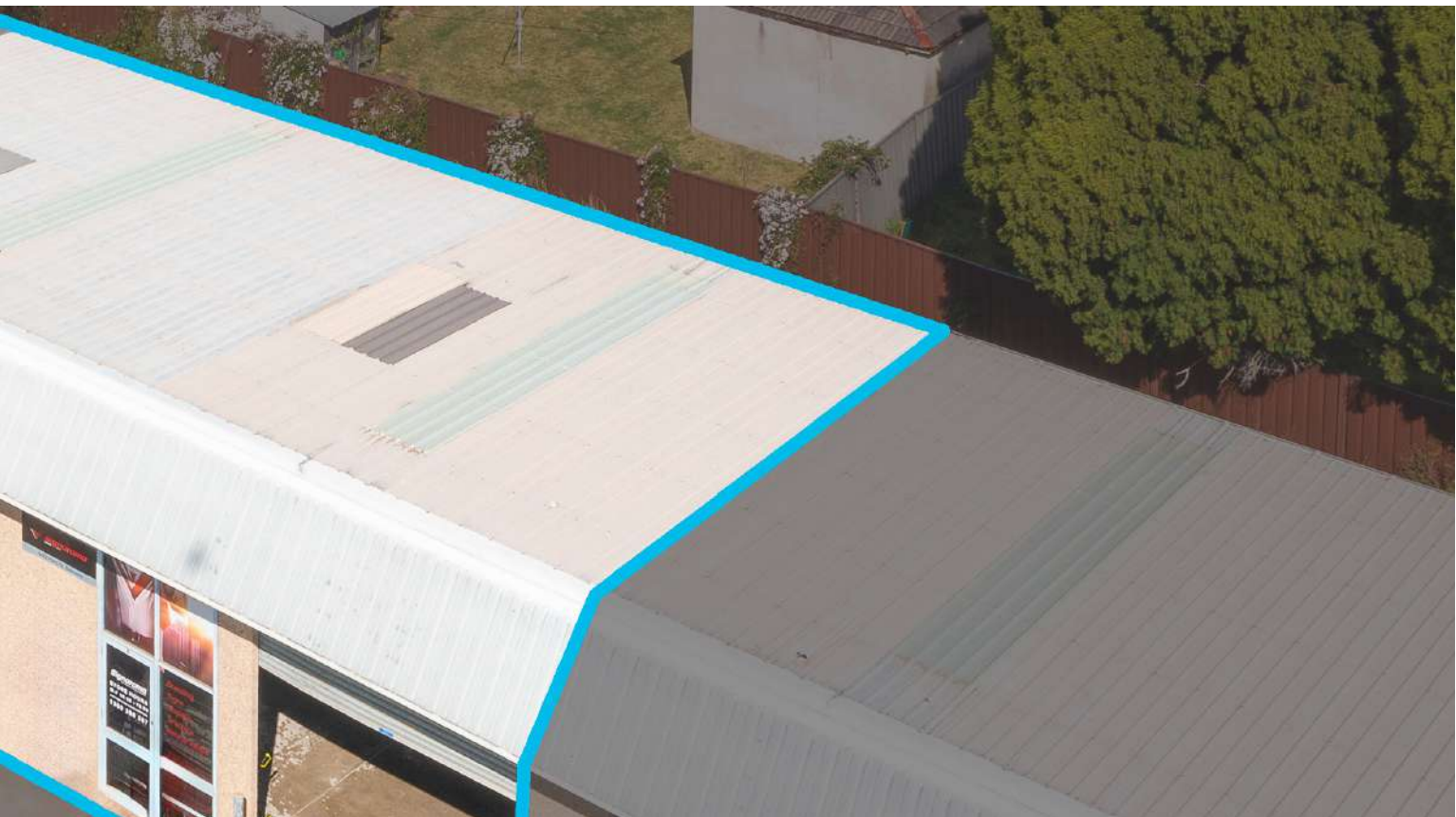
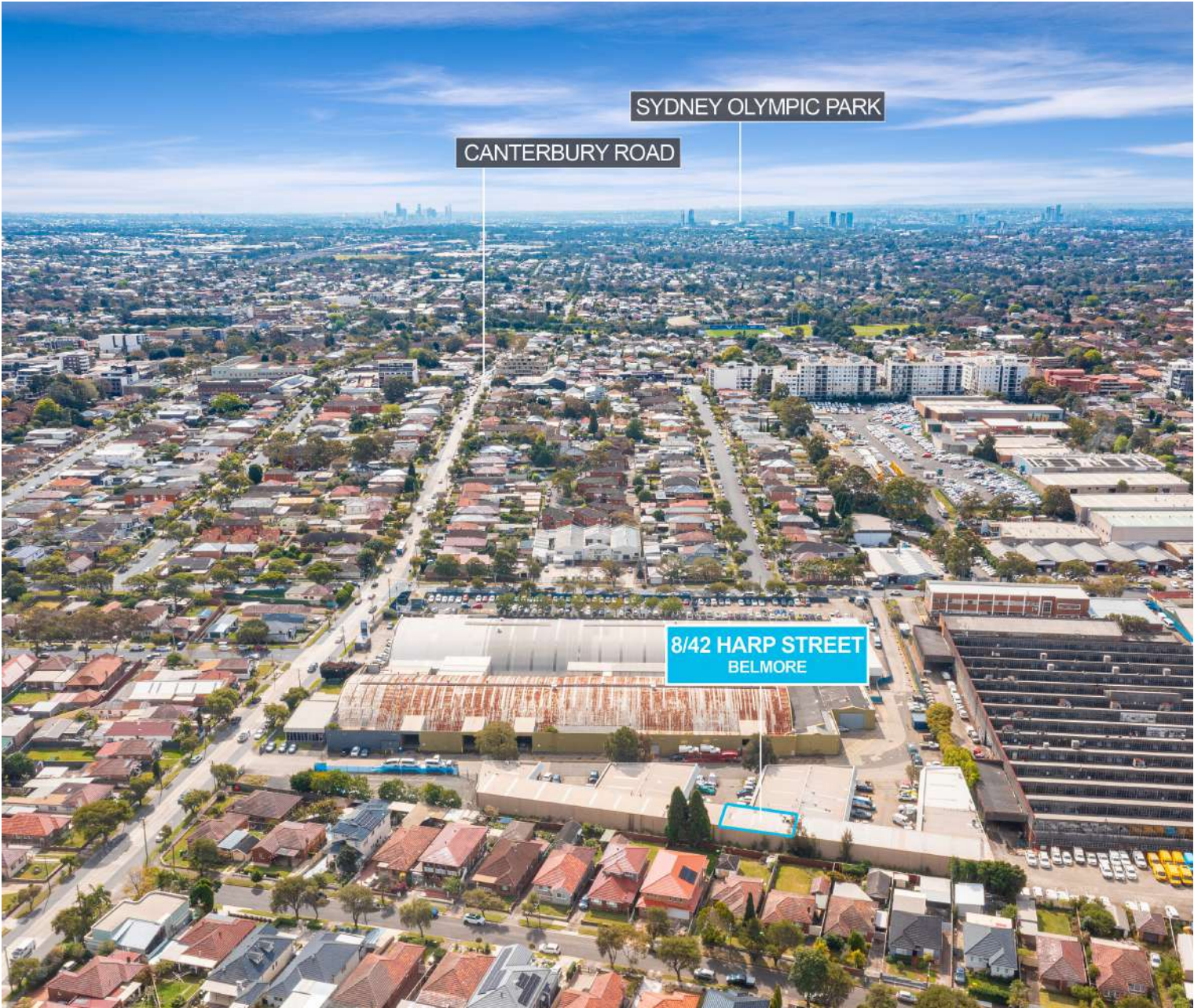
KINGSGROVE ROAD













# Planning Details

## E4: General Industrial under Canterbury-Bankstown Local Environmental Plan 2023 Amendment No 5

### 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 support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

### 2 Permitted Without Consent

Nil

### 3 Permitted With Consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; 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; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture;

Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; 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; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## Key Planning Contacts

**COUNCIL:** Canterbury-Bankstown City Council

**TELEPHONE:** 02 9707 9000

**EMAIL:** [council@cbc.city.nsw.gov.au](mailto:council@cbc.city.nsw.gov.au)

**WEBSITE:** <https://www.cbc.city.nsw.gov.au/>

**POSTAL ADDRESS:**

PO Box 8  
Bankstown NSW 1885

**STREET ADDRESS:**

66-72 Rickard Road  
Bankstown NSW 2200



## Planning Controls



### Zoning

E4: General Industrial



### Height of Building

Not Applicable



### Floor Space Ratio

1:1











# Comparable Sales

**13/112 Benaroon Road, Belmore**

**SALE PRICE:** \$980,000

**SALE DATE:** July 2024

**BUILDING AREA:** 198 m<sup>2</sup>

**LAND AREA:** Not Applicable

**RATE ON BUILDING:** \$4,949.49 per m<sup>2</sup>

**COMMENTS:**



**3/42 Harp Street, Belmore**

**SALE PRICE:** \$850,000

**SALE DATE:** October 2024

**BUILDING AREA:** 163 m<sup>2</sup>

**LAND AREA:** Not Applicable

**RATE ON BUILDING:** \$5,214.72 per m<sup>2</sup>

**COMMENTS:**



**14/42 Harp Street, Belmore**

**SALE PRICE:** \$1,250,000 + GST

**SALE DATE:** November 2022

**BUILDING AREA:** 200 m<sup>2</sup>

**LAND AREA:** Not Applicable

**RATE ON BUILDING:** \$6,250.00 per m<sup>2</sup>

**COMMENTS:**



**10/112 Benaroon Road, Belmore**

**SALE PRICE:** \$895,000

**SALE DATE:** July 2023

**BUILDING AREA:** 133 m<sup>2</sup>

**LAND AREA:** Not Applicable

**RATE ON BUILDING:** \$6,729.32 per m<sup>2</sup>

**COMMENTS:**





# Sales Information



25  
Years

## Contract for Sale

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

## Open for Inspection

Every Tuesday & Thursday  
12:00pm - 12:30pm

## Auction

Thursday, 16th October 2025  
On-Site @ 12:30

## Contact

**Ben Panayotopoulos**  
Senior Sales & Leasing Associate  
M: 0430 140 683  
E: [benp@commercial.net.au](mailto:benp@commercial.net.au)





SYDNEY OLYMPIC PARK

CANTERBURY ROAD

8/42 HARP STREET  
BELMORE





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**25**  
*Years*

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