



Unit 4/29 Bay Road
TAREN POINT

Information Memorandum | For Sale







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Executive Summary

Address	Unt 4/29 Bay Road, Taren Point NSW 2229
Legal Description	Lot 4 SP97486
Property Type	Industrial Strata Warehouse
Building Area*	135m ² Warehouse 47m ² Office 182m² Total + 38m² mezzanine
Parking*	Two (2) Car Spaces
LGA	Sutherland Shire Council
Zoning	E4 – General Industrial under Sutherland Shire Local Environmental Plan 2015
Occupancy	Tenanted Investment
Outgoings*	\$5,770.13 pa
Asking Price	\$1,475,000.00
Open for Inspection	By Private Appointment

Selling Agents

Hayden Bennett
Managing Director
M: 0477 665 455
T: 9546 3555
E: haydenb@commercial.net.au

Damen Astey
Sales & Leasing Director
M: 0431 817 616
T: 9546 3555
E: damena@commercial.net.au

*Approximate







The Asset

Description

CPG is pleased to present for sale this young warehouse unit within in a boutique complex of only thirteen (13) units. The property is situated in the heart of the Sutherland Shire industrial precinct on the Bay Road.

Property Highlights

- 135m²* warehouse area & 47m²* of office area totaling 182m²*
- Flexible Zone E4 General Industrial allowing for industrial and office usage
- Easy access to Taren Point Road and Captain Cook Drive
- Ducted air conditioned office level
- Kitchenette and amenities
- High internal clearance warehouse and motorized roller shutter door
- Allocated parking
- Currently leased unit 1st March 2025. Ideal for investor or eventual owner occupier
- Additional mezzanine of 38m²* increasing total gross area to 220m²*

Outgoings

Council Rates*	\$1,021.29pa
Water Rates*	\$457.76 pa
Strata Rates*	\$4,291.08 pa
TOTAL*	\$5,770.13 pa

Tenancy Schedule

Tenant	1 Decks Pty Ltd
Annual Rental	\$44,496 pa Gross + GST
Term	Three (3) Years
Expiry	28th February 2025
Option	Nil
Increases	3% annually
Bond	\$12,236.40 (3 Months)

*Approximate





SHR

PRIVATE
PROPERTY
NO
TRESPASSING

Location

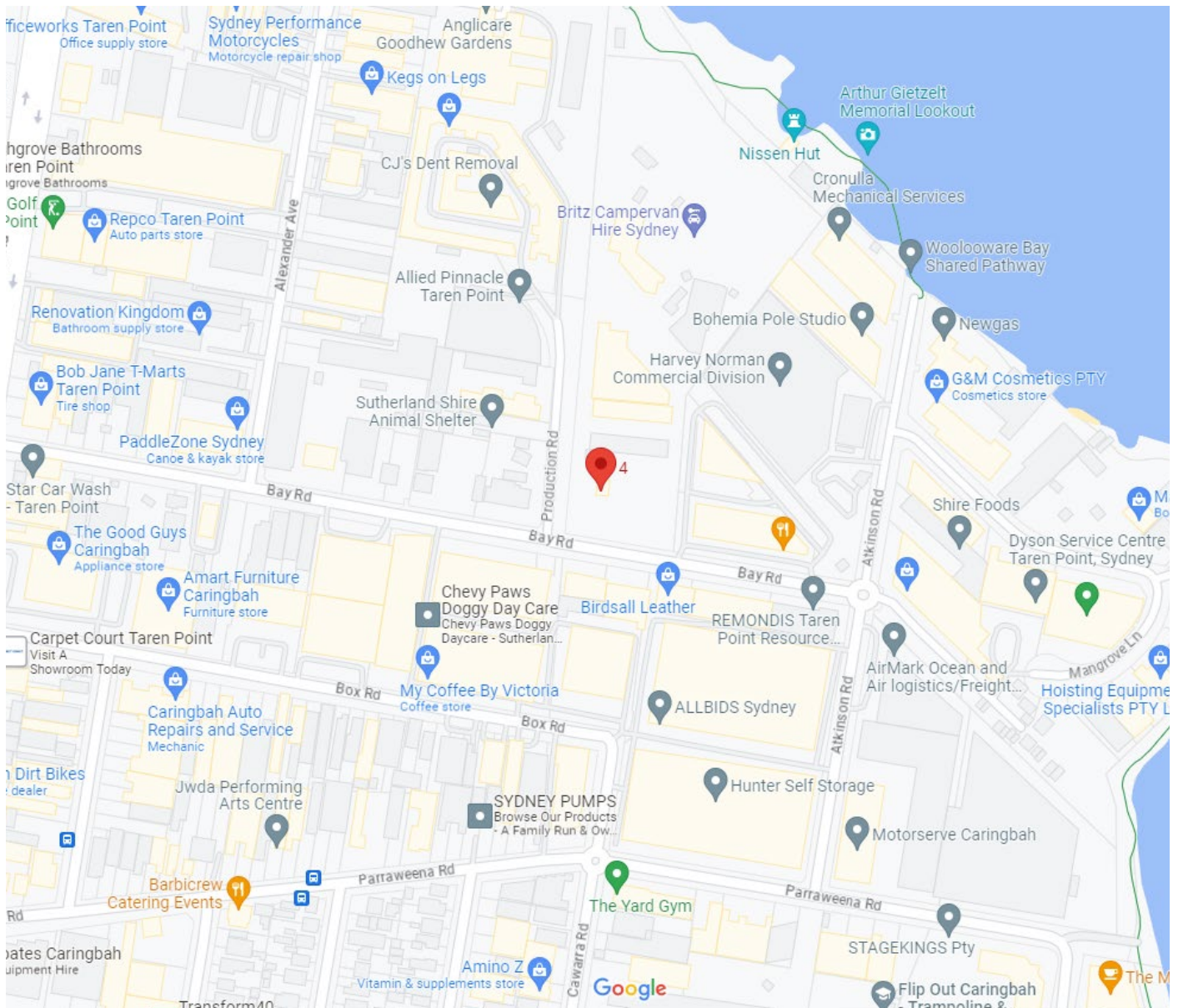
Taren Point is a suburb, in southern Sydney, 20 kilometres south of the Sydney central business district in the local government area of the Sutherland Shire.

Taren Point is a small suburb surrounded by the suburbs of Sylvania Waters and Caringbah. Taren Point is on the peninsula where the Captain Cook Bridge crosses North over the Georges River to Sans Souci, in the St George area.

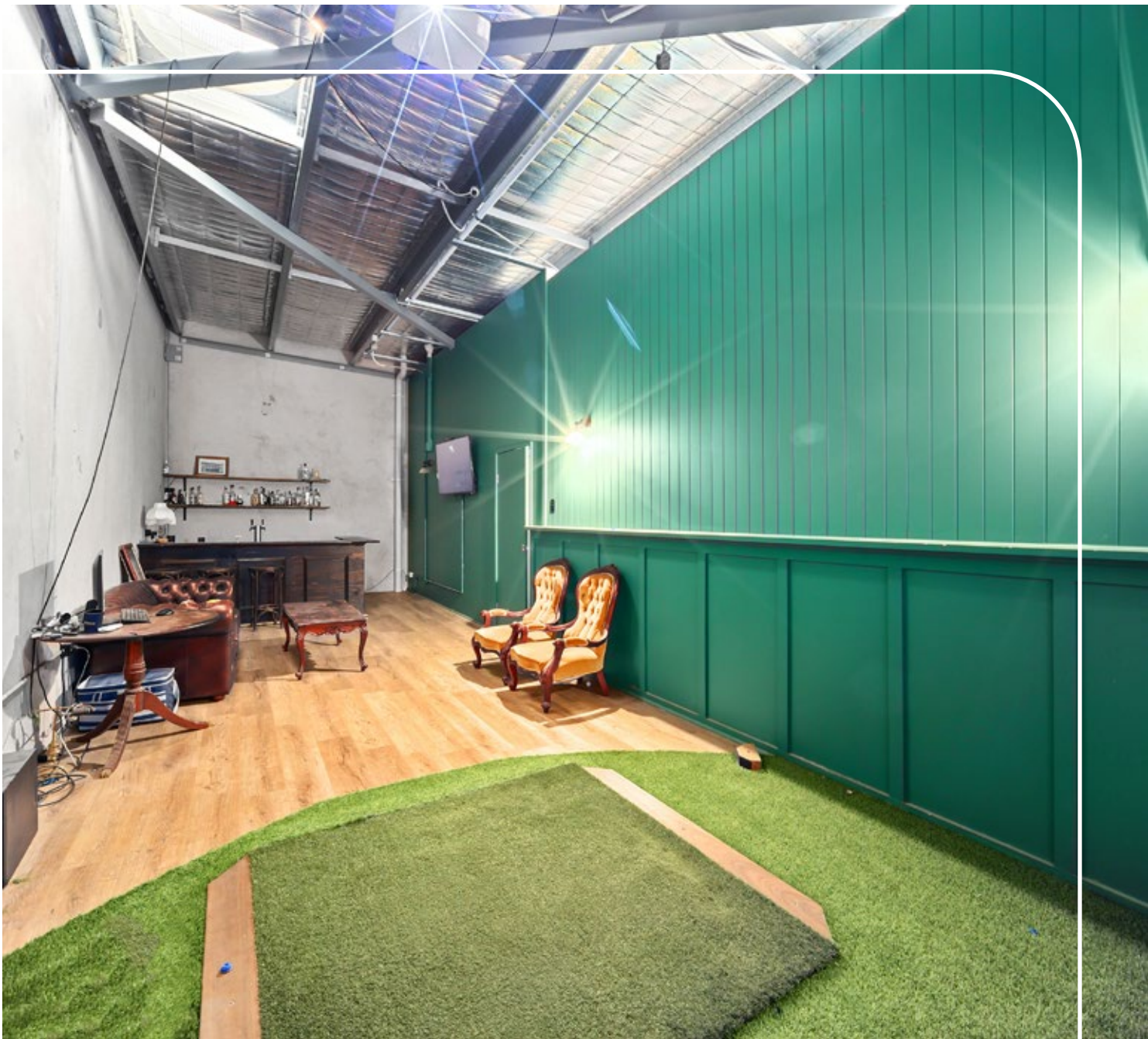
Taren Point contains a mix of residential, commercial and some industrial areas. The residential area is located along the bank of the Georges River, at the mouth of Botany Bay. Most of the commercial and industrial areas are centred on Taren Point Road and to the East towards Woolloomare Bay.

Commercial developments include Winning Appliances, Harvey Norman Business Centre, Flower Power, Office-works and Transdev NSW bus depot.

Source: Wikipedia and Google Maps









Strata Plan

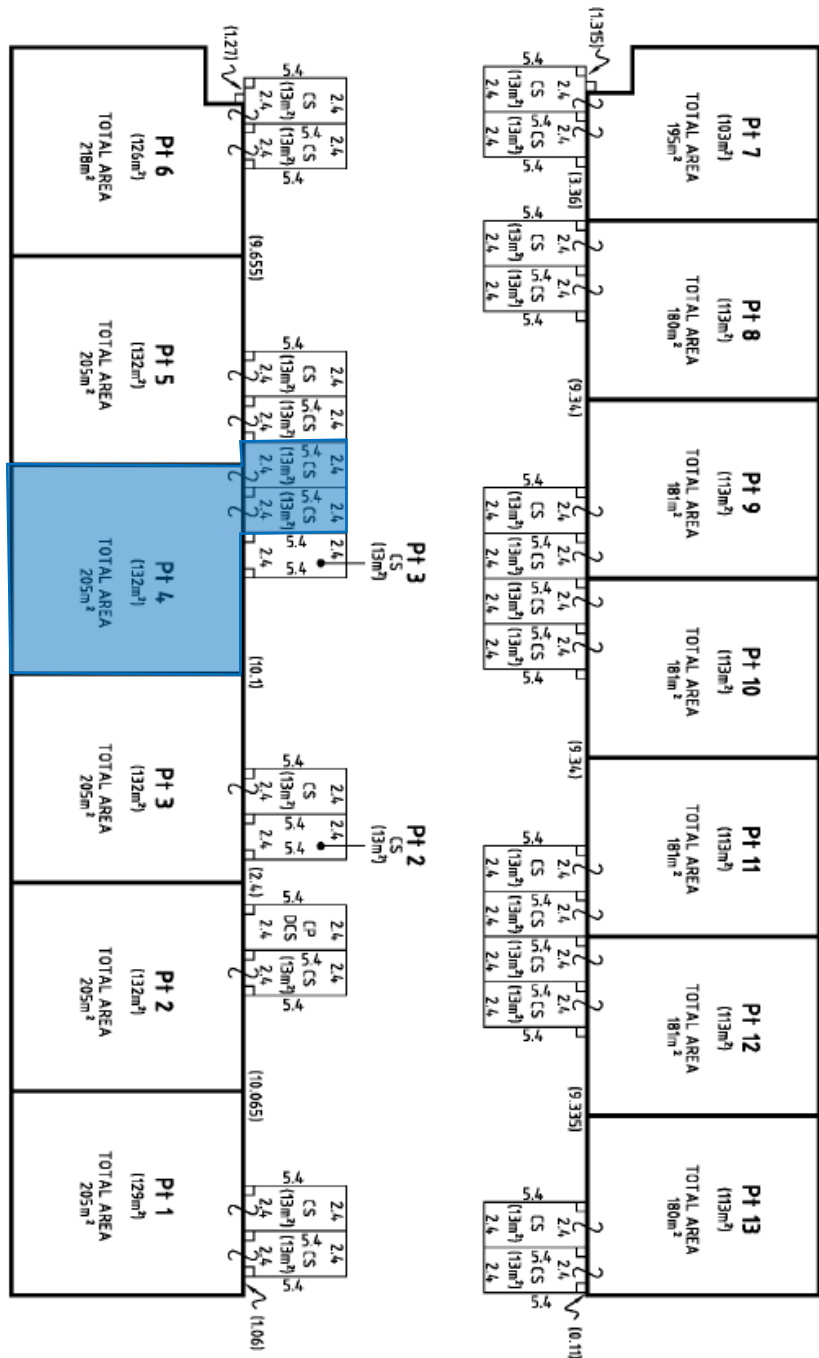
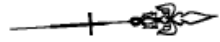
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STRATA PLAN FORM 2 (A3)

SP97486

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan Sheet 2 of 3 sheets



- NOTES
- └─ DENOTES RIGHT ANGLE
 - CP DENOTES COMMON PROPERTY
 - CS DENOTES CAR SPACE
 - DCS DENOTES DISABLE CAR SPACE

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

OPEN CARSPACES ARE LIMITED IN STRATUM TO 5 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE HARDST AND BASE EXCEPT WHERE COVERED WITHIN THE HEIGHT LIMIT

GROUND FLOOR

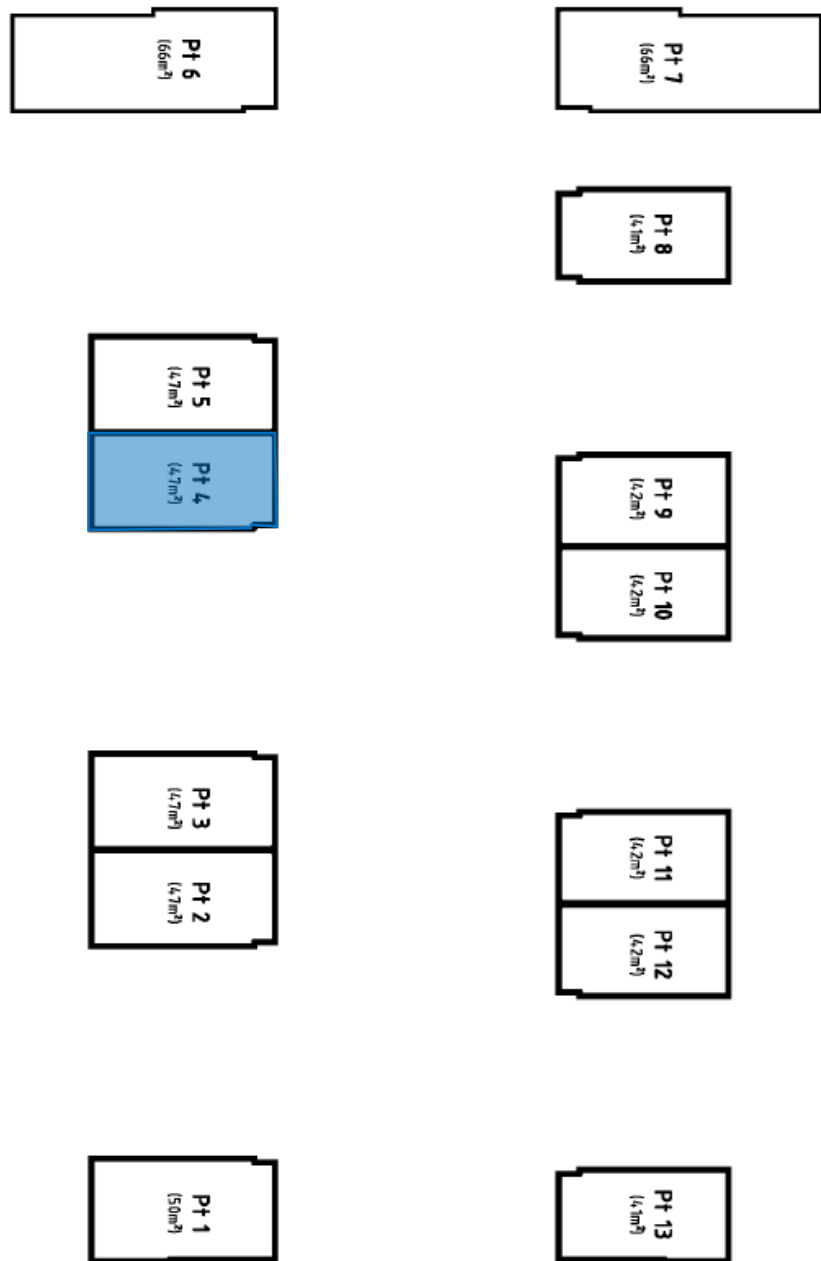
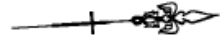
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Total of mm

Surveyor: ANTHONY JOHN BENNETT
 Surveyor's Ref: 5786
 Subdivision No: 108/2018
 Lengths are in metres. Reduction Ratio 1: 250

Registered
 3.5.2018

SP97486

Ref: lncopg04 /Src: P



ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015.

MEZZANINE

10
20
30
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60
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100
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120
130
140
150

Table of mm

Surveyor: ANTHONY JOHN BENNETT
 Surveyor's Ref: 5786
 Subdivision No: 108/2018
 Lengths are in metres. Reduction Ratio 1: 250

Registered

 3.5.2018

SP97486

Planning Details

E4 – General Industrial under Sutherland Shire Local Environmental Plan 2015

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 enhance the visual appearance of the area by ensuring new development achieves high architectural and landscape standards.
- To minimise the impact of development within the zone on areas of environmental significance.

2 Permitted without consent

Nil

3 Permitted with consent

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; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; 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; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Open cut mining; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation

Key Planning Contacts

COUNCIL: Sutherland Shire Council

TELEPHONE: 02 9710 0333

EMAIL: ssc@ssc.nsw.gov.au

WEBSITE: www.sutherlandshire.nsw.gov.au

POSTAL ADDRESS:

Locked Bag 17,
Sutherland NSW 1499

STREET ADDRESS:

4 - 20 Eton Street
Sutherland, NSW 2232

Sales Information

Contract for Sale

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

Open for Inspection

By Private Appointment

Contact

Hayden Bennett
Managing Director
M: 0477 665 455
T: 9546 3555
E: haydenb@commercial.net.au

Damen Astey
Sales & Leasing Director
M: 0431 817 616
T: 9546 3555
E: damena@commercial.net.au





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COMMERCIAL
Property Group

239 Rocky Point Road
Ramsgate NSW 2217
P: 02 9546 3555
W: www.commercial.net.au