



# 33 Phillips Road KOGARAH

Information Memorandum | For Sale







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# Executive Summary

<b>Address</b>	33 Phillips Road, Kogarah NSW 2217
<b>Legal Description</b>	Lots 20-21 DP27090
<b>Property Type</b>	Freehold Industrial Warehouses
<b>Building Area*</b>	622m <sup>2</sup>
<b>Land Area*</b>	974m <sup>2</sup>
<b>Parking*</b>	Ample Parking
<b>LGA</b>	Bayside Council
<b>Zoning</b>	E4 – General Industrial under Bayside Local Environmental Plan 2021
<b>Floor to Space Ratio</b>	1:1
<b>Height of Building</b>	14.5m
<b>Occupancy</b>	Tenanted Investment
<b>Outgoings*</b>	\$41,772.62 pa
<b>Open for Inspection</b>	By Private Appointment
<b>Expressions of Interest</b>	Closing 5pm (AEDT) Thursday 9th November 2023

## Selling Agents

**Greg Carr**  
Sales & Leasing Consultant  
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**Ryan McMahon**  
Sales & Leasing - Associate Director  
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T: 9546 3555  
E: ryanm@commercial.net.au

\*Approximate





4

THESE PREMISES  
ARE UNDER  
CONSTANT  
CAMERA  
SURVEILLANCE





## Tenancy Schedule

#	TENANT	RENT/MARKET RENT	TERM	EXPIRY	ANNUAL INCREASES	AREA	RATE/M <sup>2</sup>
1	2B Built Constructions Pty Ltd	\$27,559.96 + GST	1 year + 1 year	14th Mar 2022	2%	110m <sup>2</sup>	\$250/m <sup>2</sup>
2	Owner Occupied	\$41,000.00 + GST				137m <sup>2</sup>	\$300/m <sup>2</sup>
3	Newman Smash Repairs	\$30,545.45 + GST	1 year	29th Feb 2024	CPI	114m <sup>2</sup>	267/m <sup>2</sup>
4	Owner Occupied	\$57,000.00 + GST				228m <sup>2</sup>	\$250/m <sup>2</sup>
<b>TOTAL</b>		<b>\$156,145.41 pa + GST</b>					

# The Asset

## Description

CPG are pleased to present for sale via Expressions of Interest a rare a rare opportunity in the highly sought-after Kogarah industrial district to secure a versatile freehold premises with a total land area of 974m<sup>2</sup>\* and approximately 622m<sup>2</sup>\* in building area.

This industrial/manufacturing warehouse boasts a freehold title and an enviable corner position directly opposite Scarborough Park, offering exceptional exposure and branding opportunities and is currently separated into 5 separate warehouses, a strategic asset for a range of uses from mechanical and manufacturing, to warehousing and storage – while also being suitable as a multi tenanted industrial investment with significant rental and development upside.

Kogarah's industrial precinct is arguably one of the most convenient business precincts in Southern Sydney located almost directly in the middle between Sutherland Shire and Sydney CBD & Botany. Opportunities to secure freehold industrial properties within the greater Sydney region as a whole are few and far between, let alone in such a prime position.

## Property Highlights

- Street facing warehouse, Corner positioned offering exposure and branding opportunities
- Prime location only short distance to Kogarah CBD, M5 & M8, Princes Highway and Taren Point Bridge.
- Currently part owner occupied and part leased, potential to negotiate favourable leaseback terms and increase current rents
- Potential for 5 separate rental incomes (5 separate warehouse units)
- Significant rental and development upside in a highly sought after location
- Proximity to all major hubs within moments being Kogarah CBD, Private and Public Hospitals, Brighton-Le-Sands, Princes Highway, M8 Stage 1, M5 along with Port Botany and Sydney Airport.
- Pleasant outlook to Scarborough Park.
- An ideal property for owner occupiers seeking a standard industrial property for manufacturing and heavier uses while also being suitable for storage and mechanical.
- Ideal for investors seeking a freehold investment in the low-risk industrial category, with the ability to lease the premises to multiple different tenants.
- development upside with potential to either demolish and re-do brand new purpose-built industrial facility or multiple separate modern warehouse units facing Scarborough park (STCA), OR provide refurbishment to existing buildings and increase rental income

## Outgoings

Council Rates*	\$7,425.86 pa
Water Rates*	\$892.80 pa
Insurance	\$18,994.66
Land Tax (Based on UCV of \$2,310,000.00)	\$14,409.30
<b>TOTAL*</b>	<b>\$41,722.62 pa</b>

\*Approximate



Kogarah CBD

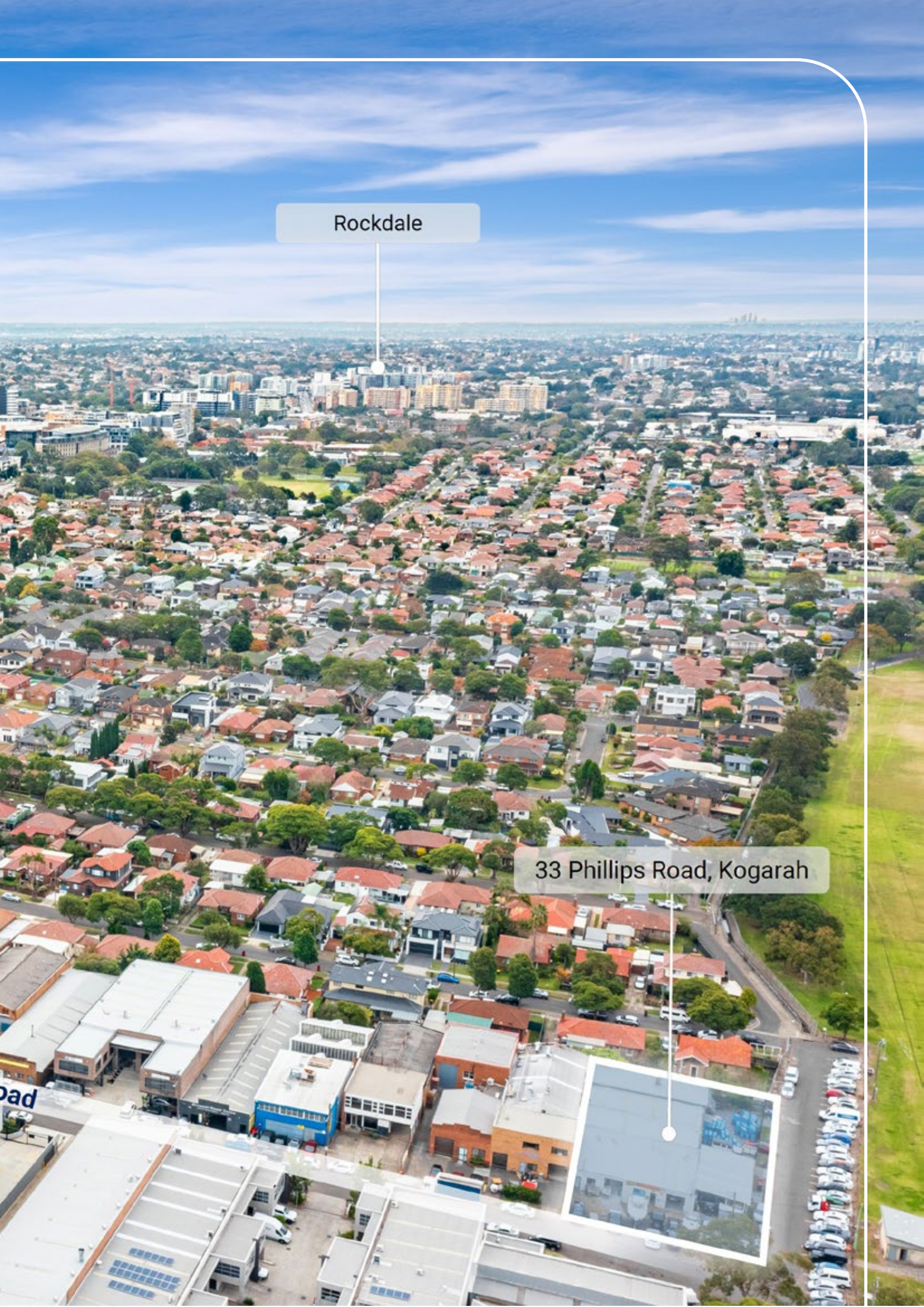
Rocky Point Road

Phillips Rd



Rockdale

33 Phillips Road, Kogarah

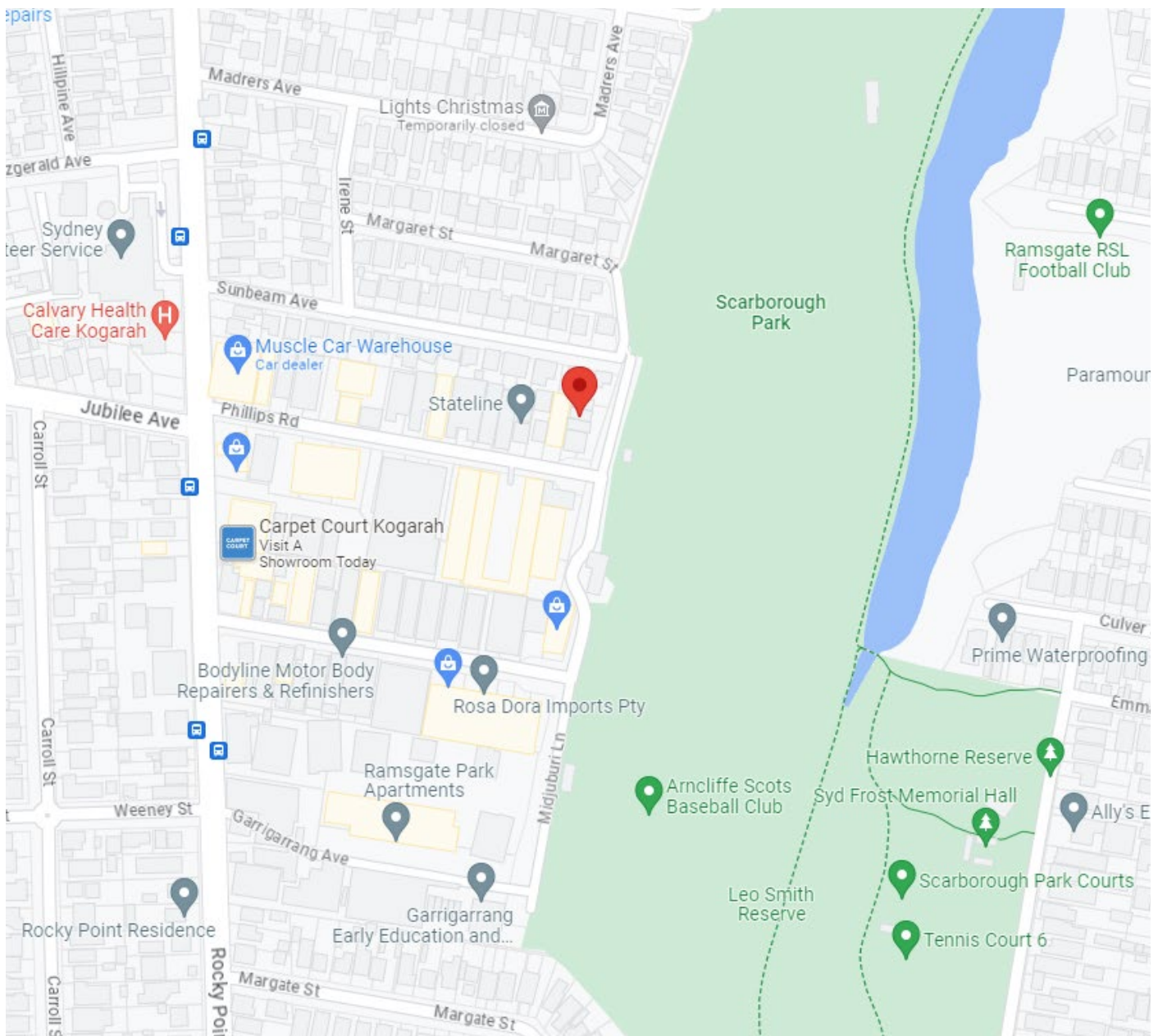


# Location

**Kogarah** is a suburb of southern Sydney, 14 kilometres south of the Sydney central business district and is considered to be the centre of the St George area. Kogarah has a mixture of residential, commercial and light industrial areas. It is also known for its large number of schools (including primary school, high school and tertiary education) and health care services (including two hospitals and many medical centres). The NRL side, St George Illawarra Dragons have their Sydney office based at nearby Jubilee Oval, often referred to as Kogarah Oval. Kogarah features all types of residential developments from low density detached houses, to medium density flats and high-density high-rise apartments.

Kogarah's main shopping area is located around Kogarah railway station on Railway Parade, Regent Street and on the opposite side of the railway line on Station Street. The commercial area also extends to surrounding streets such as Montgomery and Belgrave Streets. Kogarah Town Centre is a shopping centre on Railway Parade.

Source: Wikipedia and Google Maps



Sydney CBD

Sydney Airport

President Avenue

33 Phillips Road, Kogarah

Phillips Road







# Planning Details

## E4 – General Industrial under Bayside 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 ensure adequate protection of industrial land and uses, in line with the strategic direction to retain and manage industrial land and land for urban services.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Timber yards; 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 launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; 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-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Moorings; Mooring Pens; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

## Key Planning Contacts

**COUNCIL:** Bayside Council

**TELEPHONE:** 02 9562 1666

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

**WEBSITE:** [www.sutherlandshire.nsw.gov.au](http://www.sutherlandshire.nsw.gov.au)

**POSTAL ADDRESS:**

444-446 Princes Highway  
Rockdale NSW 2216

## Planning Controls



### Zoning

Zone B4 – Mixed Use



### Height of Building

14.5m



### Floor Space Ratio

1:1







# Floor Plan

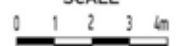


## 33 PHILLIPS ROAD, KOGARAH

Disclaimer: Floor and Site Plans are intended to give a general indication of the proposed layout only. No guarantee is given in respect of its accuracy. Any person viewing this information should make their own enquires and only rely on these enquiries.

Internal Area : 622 sq.m.  
External Area : 248 sq.m.

SCALE



# Sales Information

## Contract for Sale

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

## Open for Inspection

By Private Appointment

## Expressions of Interest

Closing 5pm (AEDT)  
Thursday 9th November 2023

## Contact

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