



Unit 25/22-30  
Northumberland Road  
**CARINGBAH**  
Information Memorandum | For Sale





Caringbah Station

Sutherland

Endeavour Rd

Unit 25/22-30 Northumberland  
Caringbah

Northumberland Drive







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# Executive Summary

<b>Address</b>	Unit 25/22-30 Northumberland Road, Caringbah NSW 2229
<b>Legal Description</b>	Lot 25 SP69536
<b>Property Type</b>	Industrial strata warehouse
<b>Building Area*</b>	Warehouse - 352m <sup>2</sup> Office - 68m <sup>2</sup> Total - 420m <sup>2</sup> + 68m <sup>2</sup> of additional mezzanine
<b>Total Strata Area*</b>	420m <sup>2</sup>
<b>Parking*</b>	4 allocated car spaces
<b>LGA</b>	Sutherland Shire Council
<b>Zoning</b>	E4: General Industrial under Sutherland Shire Local Environmental Plan 2015
<b>Occupancy</b>	Vacant Possession
<b>Outgoings*</b>	\$16,158.31 pa
<b>Open for Inspection</b>	By Private Appointment
<b>Asking Price</b>	\$2,850,000.00 + GST

## Selling Agents

**Hayden Bennett**  
Managing Director  
Commercial Property Group  
M: 0419 419 945  
E: [haydenb@commercial.net.au](mailto:haydenb@commercial.net.au)

**Damen Astey**  
Sales & Leasing Director  
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\*Approximate







NATIONAL STORAGE CORPORATION









# The Asset

## Description

Situated in the tightly held industrial precinct of Caringbah and within the modern 22-30 Northumberland Road complex with a dominating frontage of 215m. One of the premium industrial estate within the Sutherland Shire. Unit 25 benefits from its convenient location, truck accessibility, undercover awning, tranquil outlook to nature and ability to suit many uses.

## Property Highlights

- The complex offers one-way driveway access allowing for easy drive-through and manoeuvring of vehicles for deliveries
- 68m<sup>2</sup> air-conditioned office space\*
- 352m<sup>2</sup> high-clearance warehouse\*
- Male and female amenities
- Good internal clearance of 6.5m – 7m approx.\*
- Container height shutter door
- 4 allocated car spaces
- Zoned General Industrial (E4) allowing for a wide range of industrial, warehouse, logistics and relates uses
- Additional 68m<sup>2</sup> mezzanine office, storage & kitchen\*
- Access to Woollooware Bay Shared Pathway

## Outgoings

Council Rates*	\$1,691.87 pa
Water Rates*	\$896.40 pa
Strata Levies*	\$13,570.04 pa
<b>TOTAL*</b>	<b>\$16,158.31 pa</b>

\*Approximate











# Location

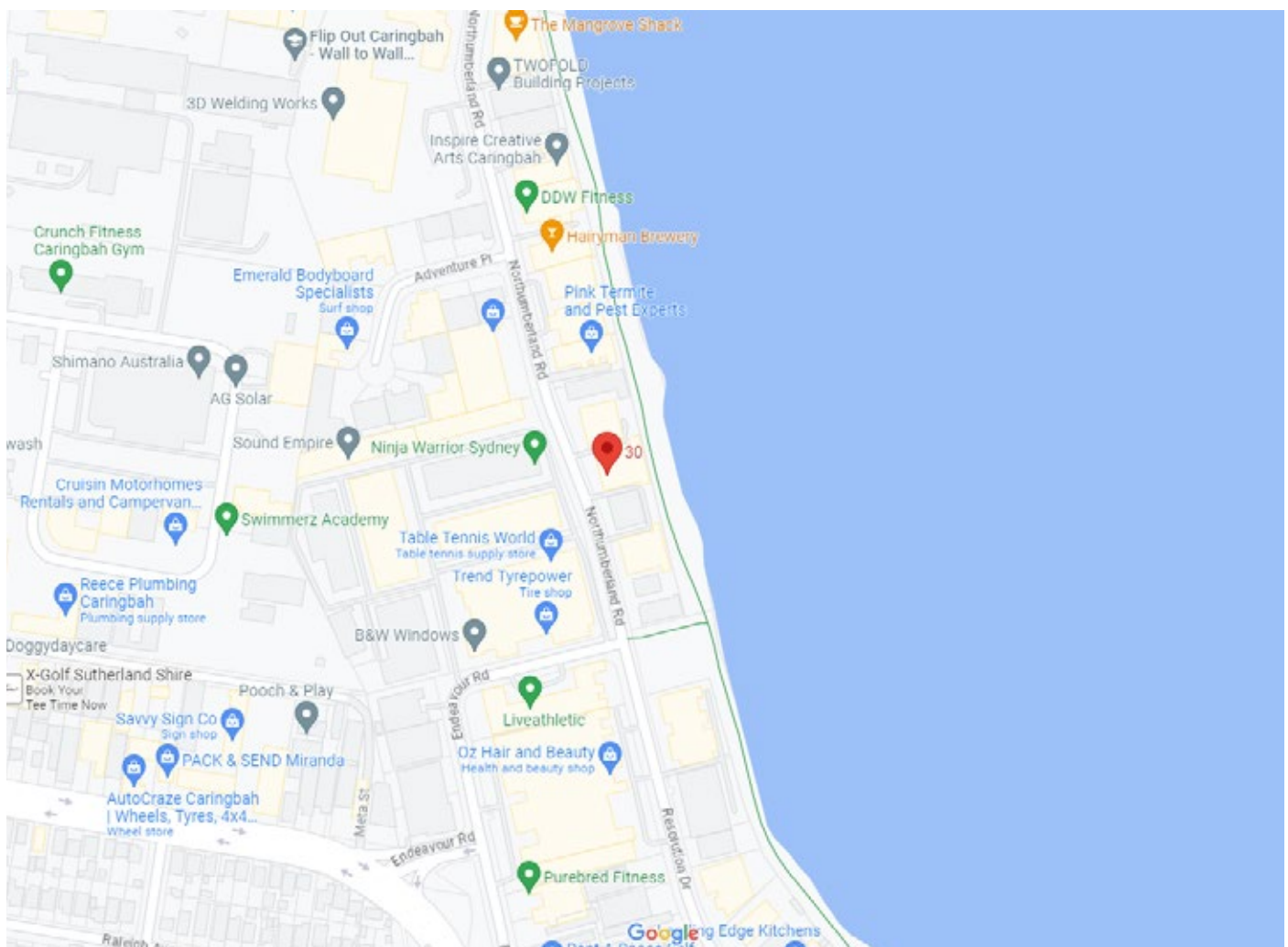
**Caringbah** is a suburb in Southern Sydney, New South Wales, Australia. Caringbah is 24km south of the Sydney central business district in the local government area of Sutherland Shire.

Caringbah once stretched from Woolooware Bay on the Georges River to Yowie Bay and Burraneer Bay on the Port Hacking estuary. A number of 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





Sydney CBD

Captain Cook Bridge

Unit 25/22-30 Northumberland Road  
Caringbah

Northumberland Road













# Planning Details

## Zone 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](mailto:ssc@ssc.nsw.gov.au)

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