



Unit 25
10-14 Yalgar Road
KIRRAWEE

Information Memorandum | For Sale





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Executive Summary

Address	Unit 25/10-14 Yalgar Road, Kirrawee NSW
Legal Description	Lot 20 SP34981
Property Type	Industrial Warehouse Unit
Building Area*	Warehouse 202m ² Mezzanine Offices: 174m ² Total: 376m ²
Parking*	4 car spaces
LGA	Sutherland Shire Council
Zoning	E4 – General Industrial under Sutherland Shire Local Environment Plan 2015
Occupancy	Vacant Possession
Outgoings*	\$13,226.52 pa
Open for Inspection	2:00pm to 2:30pm Thursday's 21st, 28th September, 5th & 12th October 2023
Auction	Thursday 19th October 2023, on-site at 11:00am

Selling Agents

Damen Astey

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

Ryan McMahon

Sales & Leasing Associate Director
M: 0429 228 460
T: 9546 3555
E: ryanm@commercial.net.au

*Approximate





ESP METFORCE
ENTRY

25

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The Asset

Description

CPG is pleased to present for sale via public auction this immaculately renovated 376m²* warehouse unit in the highly sought after 10-14 Yalgar Road, Kirrawee business complex, situated only a few hundred metres from the Princes Highway in a quiet cul-de-sac street making it ideal for deliveries and access with drive in and out driveways.

Unit 25 enjoys a commanding position at the front of the complex with a floor to ceiling glass façade for the office and a large side roller door and loading zone. The unit has been renovated to the highest of quality along with ample natural light and uninterrupted views of the city skyline, creating the ideal workplace while also having a significant functional high clearance warehouse.

Property Highlights

- 376m²* of total building area
- 202m²* of warehouse
- 174m²* of first floor office
- 4 allocated car spaces
- High clearance warehouse
- Renovated office (includes fit-out)

Outgoings

Council Rates*	\$1,733.48 pa
Water Rates*	\$717.40 pa
Strata Levies*	\$10,775.64 pa
Land Tax (Based on UCV of \$586,530.00)	Nil
TOTAL*	\$13,226.52 pa

*Approximate

Location

Kirrawee is a suburb in southern Sydney, in the state of New South Wales, Australia. Kirrawee is located 25 kilometres south of the Sydney central business district in the Sutherland Shire. Kirrawee lies between Sutherland, to the west, and Gymea and Grays Point, to the east. Kirrawee's southern border is formed by The Royal National Park, while Kareela and Jannali form the northern border.

Kirrawee is split between commercial and residential areas. Approximately 50% of the area to the north of the train line is occupied by commercial and industrial properties, while almost all of the area south of the train line is residential. South Kirrawee, which extends from the train line in the north to the Royal National Park in the south, has many houses on quiet roads with beautiful bush outlooks. North Kirrawee is predominantly a commercial/industrial zone containing small to medium-sized factories housing local businesses. It is also home to a number of petrol stations, car dealerships and a fast food chain outlet. However, the most northerly and western sections of this part of Kirrawee are residential, with some parts also with bush outlooks.

Source: Wikipedia and Google Maps



Miranda Mall

Princes Highway

Gymea Station

Bath Road

Unit 25/10-14 Yalgar Road
Kirrawee

Yalgar Road







Planning Details

E4 – General Industrial under Sutherland Shire Local Environment Plan 2015

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To enhance the visual appearance of the employment area by ensuring new development achieves high architectural and landscape standards.
- To minimise the impact of development in 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; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; 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

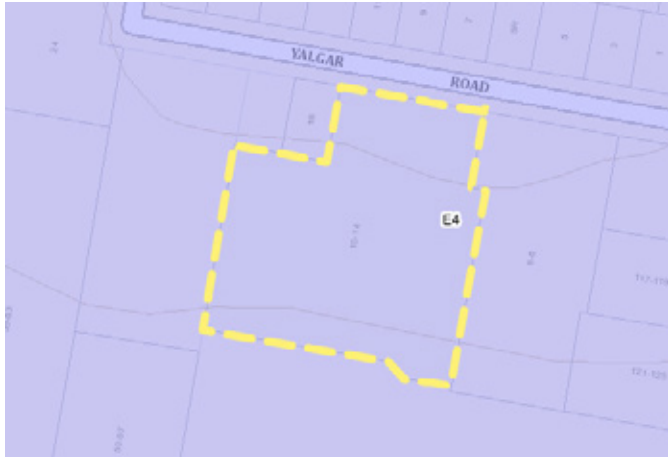
POSTAL ADDRESS:

Locked Bag 17
Sutherland NSW 1499

STREET ADDRESS:

4-20 Eton Street
Sutherland, NSW 2232

Planning Controls



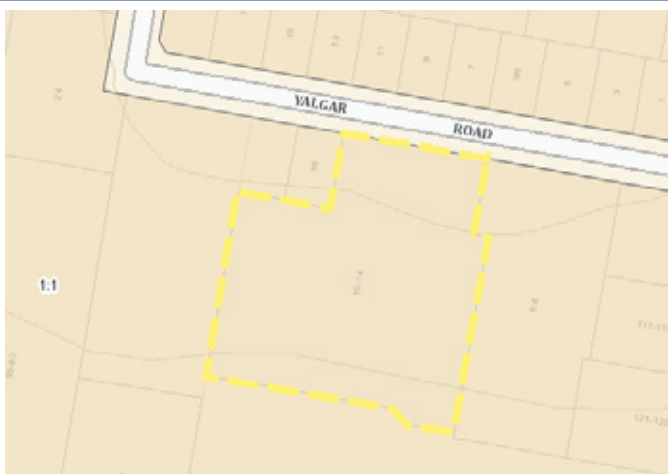
Zoning

Zone E4 – General Industrial



Height of Building

16m



Floor Space Ratio

1:1





Sales Information

Contract for Sale

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

Open for Inspection

2:00pm to 2:30pm Thursday's
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