



Unit 23

15-23 Kumulla Road

**MIRANDA**

Information Memorandum | For Sale







15-23

UNITS 17-23



15-23

UNITS 23-31



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# Executive Summary

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<b>Address</b>	Unit 23/15-53 Kumulla Road, Miranda
<b>Legal Description</b>	Lot 23 SP71428
<b>Property Type</b>	Strata Warehouse/Office
<b>Building Area*</b>	209m <sup>2</sup> + 66m <sup>2</sup> extra mezzanne office (DA Approved)
<b>Parking*</b>	2 car spaces
<b>LGA</b>	Sutherland Shire Council
<b>Zoning</b>	E4 – General Industrial under Sutherland Shire Local Environment Plan 2015
<b>Occupancy</b>	Vacant Possession
<b>Outgoings*</b>	\$12,354.00 pa
<b>Open for Inspection</b>	By Appointment

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## Selling Agents

**Nathan Gray**  
Sales & Leasing Consultant  
M: 0467 947 215  
T: 9546 3555  
E: nathang@commercial.net.au

**Hayden Bennett**  
Managing Director  
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T: 9546 3555  
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\*Approximate









# The Asset

## Description

CPG are pleased to present Unit 23/15-23 Kumulla Road, Miranda for sale. This impressive property is located at the front of Kumulla Estate with fantastic exposure to Kumulla Road. The location alone provides easy access to Taren Point Road, Parraweena Road and The Boulevard.

Kumulla Estate is a popular modern strata warehouse complex. The property has great natural light thanks to the floor to ceiling wrap around glass façade at the front of the unit. With ample parking and a quality fit-out, Unit 23/15-23 Kumulla Road is suited to a professional owner occupier, tech business or the ideal head office or HQ.

## Property Highlights

- Total Strata Area of 209m<sup>2</sup>\*
- Additional 66m<sup>2</sup>\* of mezzanine office area – DA approved (DA 04/0679)
- 2 allocated parking spaces
- Quality modern office fit-out
- Dual driveway complex
- Well located with access to main arterial roads

## Outgoings

Council Rates*	\$1,026.40 pa
Water Rates*	\$788.60 pa
Strata Rates*	\$10,539.00 pa
<b>TOTAL*</b>	<b>\$12,354.00 pa</b>

\*Approximate









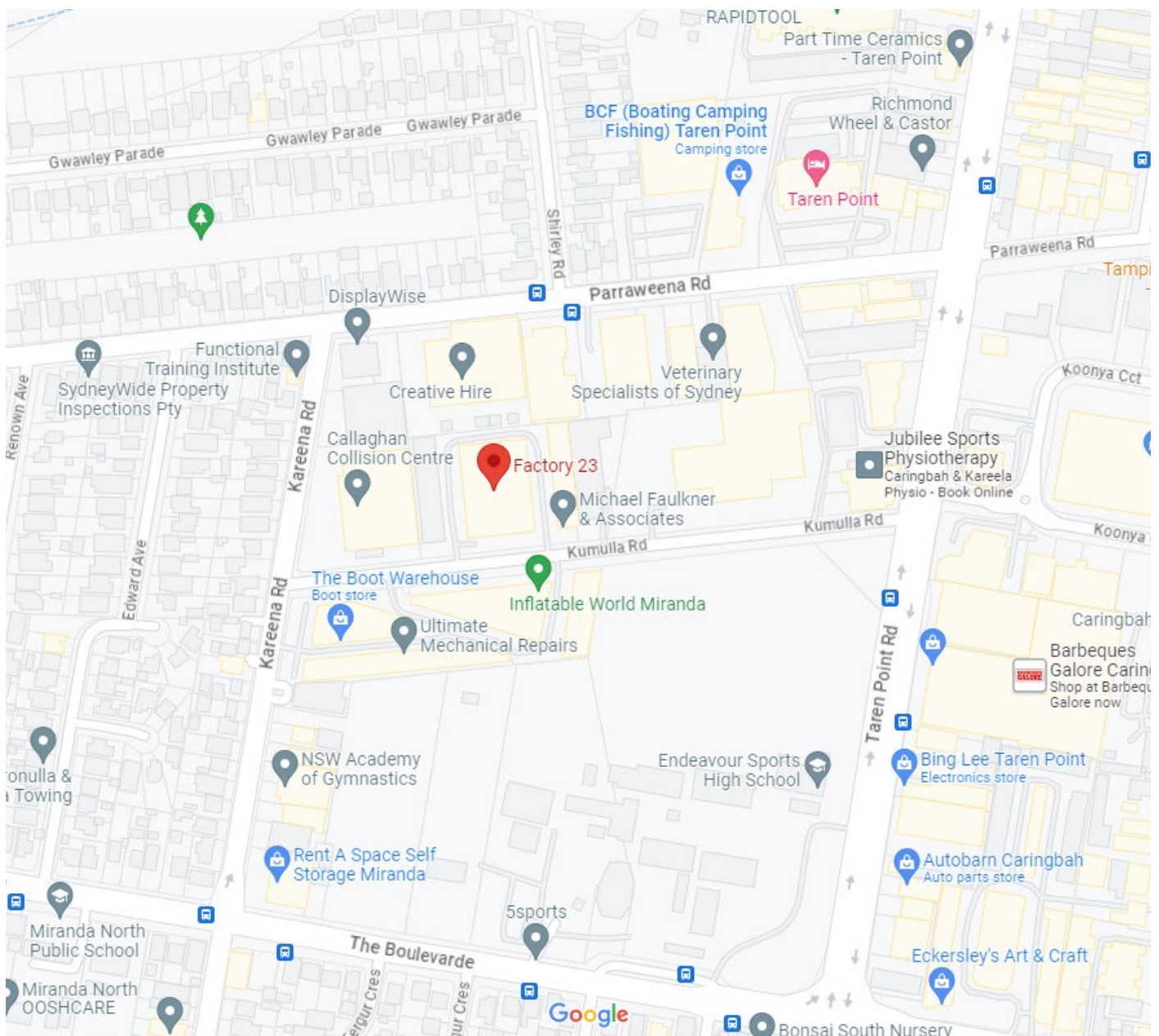


# Location

**Miranda** is a suburb in southern Sydney, known as a commercial centre and is 24 kilometres south of the Sydney central business district, in the Sutherland Shire. Miranda is the main retail and commercial centre of the Sutherland Shire with shops located on either side of the railway line.

Westfield Miranda (previously known as Miranda Fair) is large shopping centre in the middle of the suburb, adjacent to the Miranda railway station. There are also two smaller shopping centres nearby, Lederer Shopping Centre Miranda (previously known as Parkside Plaza) and The Kiora Centre. Miranda also has a shopping strip, running along Kingsway and Kiora Road. Numerous commercial developments are also located on these roads and surrounding streets. Miranda also has a light industrial area located in the north part of the centre and is located on Port Hacking and Box Roads.

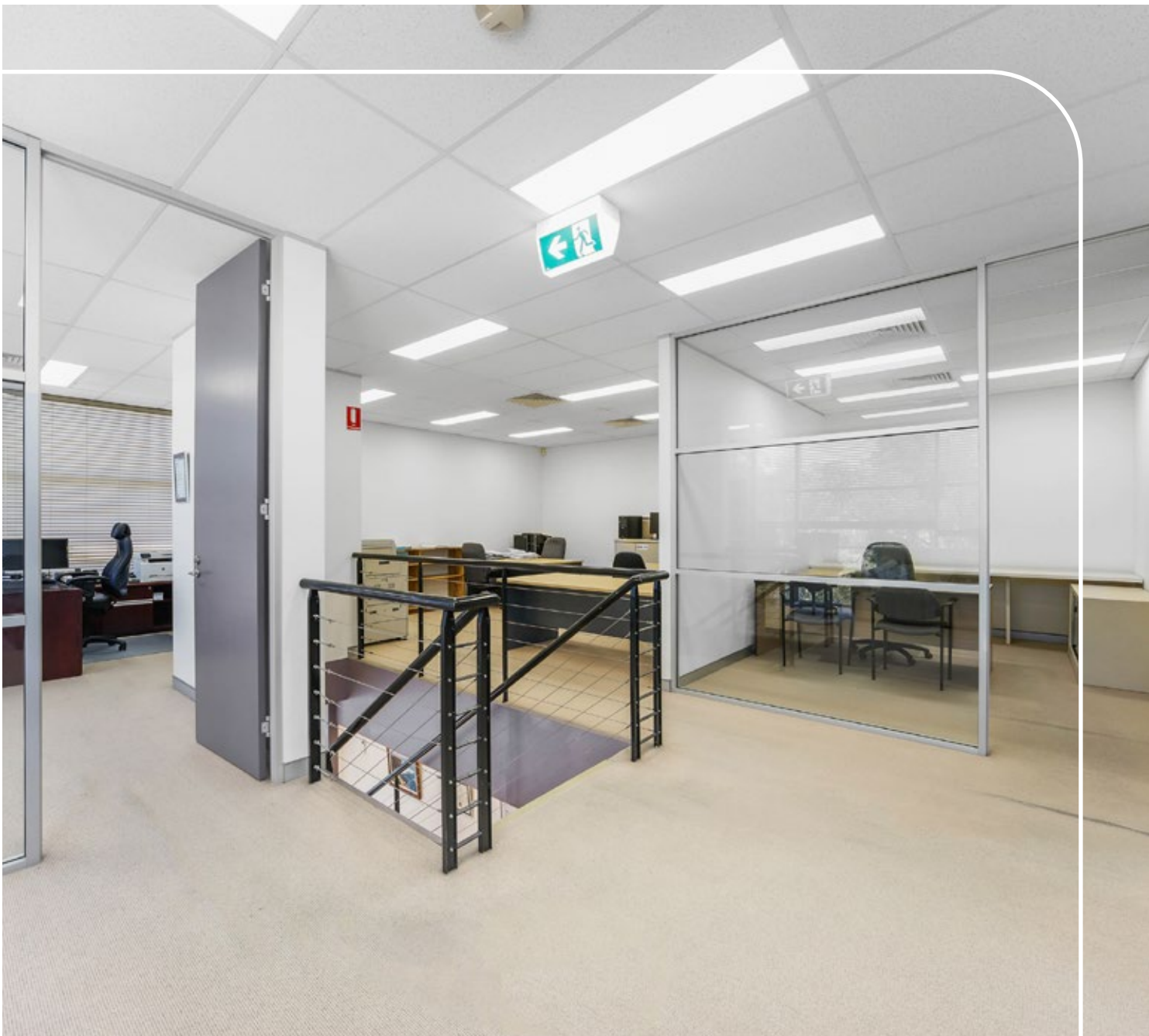
Source: Wikipedia and Google Maps

















# 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 materials 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



## Planning Controls

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### Zoning

Zone E4 – General Industrial

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# Sales Information

## Contract for Sale

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

## Open for Inspection

By Private Appointment

## Contact

**Nathan Gray**  
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