

# FOR SALE



## 115 GLADSTONE STREET FYSHWICK, ACT Offered for sale via Private Treaty

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## 1 Introduction:

Offered with potential for vacant possession with the current lease having terminated on November 30th 2018, this property is situated on a large block and provides an older style high clearance workshop/warehouse building. This building consists of warehouse, amenities block plus demountable office and delivers an overall building area of 842m2 \*.

**For further information or inspections, please contact the selling agent:**

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## 2 Executive Summary

**Address:** 115 Gladstone Street Fyshwick ACT

**Title Details:** Residue unexpired of Crown Lease Volume 859 Folio 69, Block 13 Section 37, Division of Fyshwick in the Australian Capital Territory commenced 01/01/1979, granted on 26/02/1982, term of 99 years. Note Crown Leases can be extended to 99 years for an administration fee.

### 3 Location

Fyshwick is the major southside industrial area of Canberra located close to the airport and major roads. Within Fyshwick is a workforce of 12,000 people employed in a diverse range of wholesale, retail to light industrial manufacturing. Fyshwick has a central location close to the inner southern suburbs of Canberra and also services Woden Valley, Weston Creek and Queanbeyan.

Map provided by ACTMapi



## 4 Permitted Land Use

### Zoning

Land uses within the ACT are controlled broadly by the provisions of the Territory Plan and more specifically by covenants contained in the actual crown lease document referred to as the Purpose Clause. In terms of the Territory Plan the subject property falls within an area designated IZ2: Industrial Mixed Use.

### VARIATION OF A LEASE

Under the Planning and Development Act 2007 I, **Irma Sare** approve the variation of Crown lease specified hereunder:

### FORMER PROVISIONS

4 (a) To use the premises only for the purpose of storage and recycling of waste paper and purposes ancillary thereto;

4(c) That the Lessee will maintain car parking on the said land to a standard acceptable to the Commonwealth sufficient to accommodate one vehicle for every 100 square metres of gross floor area of the buildings to be erected on the said land;

### AMENDED PROVISIONS

4 (a) To use the premises for one or more of the following purposes:

- (i) funeral parlour;
- (ii) indoor recreation facility LIMITED to gym/fitness centre;
- (iii) industrial trades;
- (iv) light industry;
- (v) recyclable materials collection;
- (vi) recycling facility;
- (vii) store;
- (viii) transport depot; and
- (ix) warehouse;

4(c) That the Lessee shall provide and maintain an approved carparking area on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

## 5 Financial Summary:

**Income:** Vacant possession offered.

### Rates\*

Rates fixed charge \$ 2,463.00

Rates AUV charge \$ 24,921.99

Fire and Emergency Services Levy (FESL) charge \$4,456.58

Total Rates August 2018 - May 2019 \$ 31,841.57

Water and Sewage \$1320.00 ( estimate )

\*Estimates from ACT Government source

### **Insurance:**

Please seek independent advice on Building insurance costs as this cost can vary.

## 6 Environmental

**Fuel Tanks:** There are underground fuel tanks on site, and we have been. For the purpose of offering the property for sale, a site contamination report is available for examination by prospective purchases who may also arrange for their own independent reports by suitably qualified firms.

**Asbestos:** Clearance Certificate issued, report available

## Conclusion

115 Gladstone Street represents a rare opportunity to acquire a stand alone warehouse on a substantial land parcel. Bmr Commercial is pleased to offer this property to the market and would welcome any inspection.

## Contact

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