

# For Sale

*Elders*



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## Industrial Investment Opportunity in Chipping Norton

18 / 85-115 Alfred Road, CHIPPING NORTON, NSW 2170

Investment (Offices, Industrial)

Property ID: 8615

Price: Contact Agent Rent: N/A

Building: 308m2 Land: N/A



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Elders Commercial Real Estate Liverpool - 02 9601 5999

Suitable for Investors Now and Owner Occupiers in 2021.

- Lease back opportunity till 2021
- Guaranteed market rental income
- Total area 308m<sup>2</sup> (Strata area 243m<sup>2</sup> + 65m<sup>2</sup> extra storage/office)
- Extensive fit-out included in this purchase
- IN 2 industrial zoning (Liverpool Council)
- Air-conditioned mezzanine office
- Abundant natural light
- Gated & fenced complex

Location & Position - Prime location in the heart of Chipping Norton just off Governor Macquarie Drive and within close proximity to Hume Highway, M5 Motorway, Newbridge Road and Henry Lawson Drive.

Contact Greg on 0418 240 268 to arrange inspection.



**Mr Greg Schultz**

**Phone:** (02) 9601 5999

**Mobile:** 0418 240 268

**Email:** greg@eldersliverpool.com.au

**Additional Features**

**Features**

**Occupancy:** Tenanted: Market rental \$45,000 PA + GST, Tenant pays 100 % outgoings

**Zoning:** IN2 Light Industrial (Liverpool Council)

**Commenced:** Contact Agent

**Yield:** 5.3% approx.

**Lease Term:** 2 Years

**Bonds / Guarantees:** Strong Tenure + Bond and Guarantees

**Rent Review:** Annually

**Car Spaces:** 3

**Outgoings**

**Outgoings Payable:** 100% by tenant

**Components**

Name	Naber's	Building	Land	Price	Rent (p.a.)
Unit 18	0	308m <sup>2</sup> (Strata area 243 m <sup>2</sup> , (Plus 65m <sup>2</sup> office/storage ext)	N/A	Contact Agent	N/A