

Elders
Commercial



Information Memorandum

Unit 6/2 Ash Rd Prestons

For Sale :
Via Private Treaty

Warwick Farm CBD

Liverpool CBD








M5 Motorway

Hoxton Park Road

6/2 Ash Road Prestons 2170



Executive Summary

Address		Unit 6/2 Ash Road, Prestons NSW 2170
	Title Details	Lot 6 SP 67248
	Lettable Area*	186m ² Plus Additional Mezzanine Area
	Zoning	E4 General Industrial
	Occupancy Status	Vacant Possession
	Method of Sale	For Sale via Private Treaty
	Asking Price	\$1,200,000.00 Plus GST
	Agent	Frank Torcaso 0412 600 356

*Approximate

Description

An excellent opportunity to secure a functional and well-presented industrial unit in the tightly held Prestons industrial precinct.

Unit 6/2 Ash Road offers a total usable area of approximately 293m², comprising 186m² on title plus an additional mezzanine of approx. 107m², providing exceptional flexibility for storage, office use, or additional workspace.

The property is ideal for owner-occupiers looking to maximise usable floor area or investors seeking a high-demand asset in one of South West Sydney's most established industrial hubs.

Property Features:

46m² mezzanine office

Approx 107m² additional mezzanine suitable for office, storage or showroom

Container-height roller shutter

Ground floor amenities plus Kitchenette

2 Car Spaces

Secure industrial complex

3 Phase Power

Strategically positioned within close proximity to the M5 and M7 Motorways, the property provides seamless connectivity to Sydney's major arterial road networks, airport, and Port Botany. Prestons continues to experience strong demand due to its central location and established industrial infrastructure.

This is a rare chance to secure a highly adaptable unit with substantial additional floor space in a prime industrial location.



Location

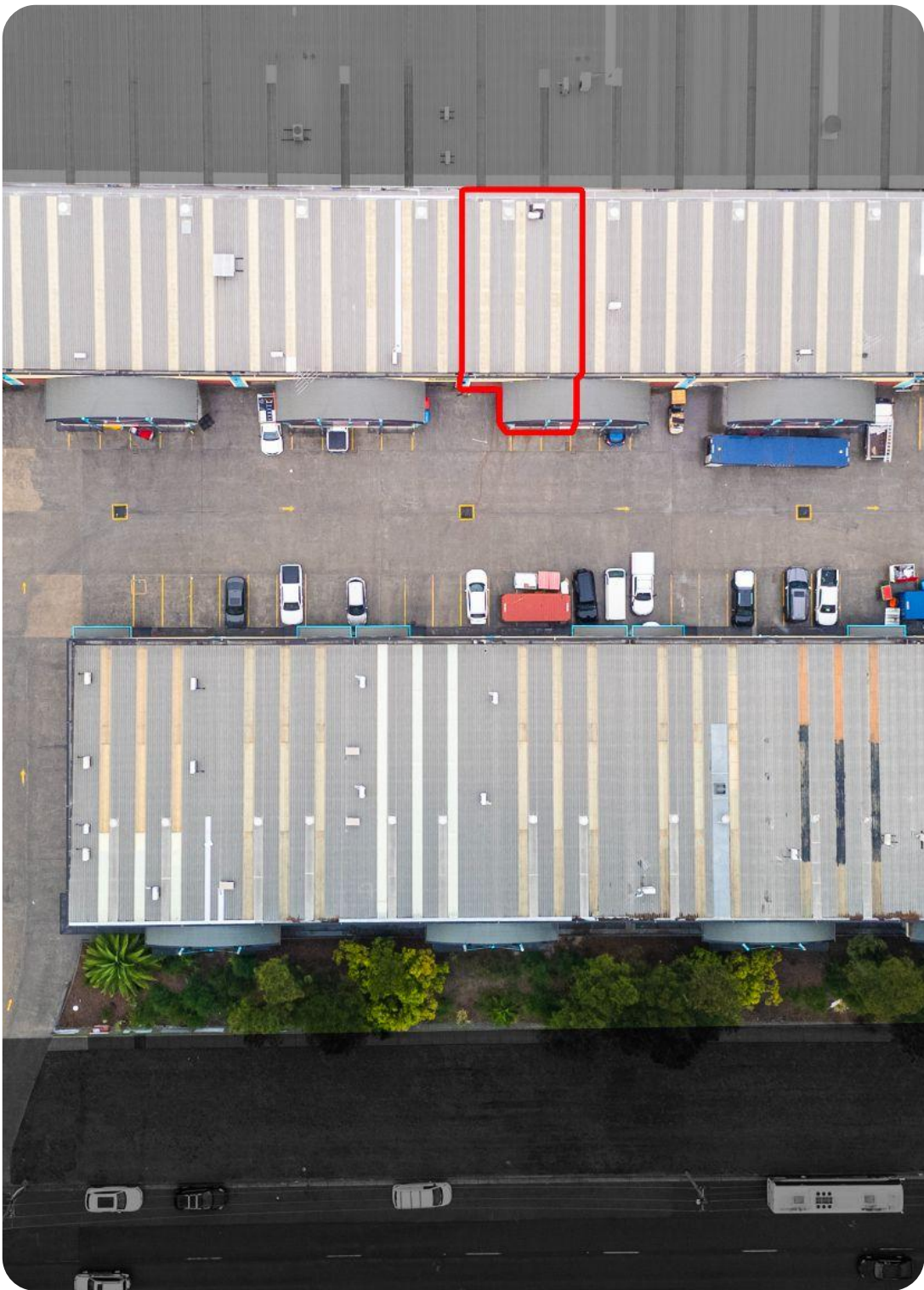
Prestons, NSW, is a significant industrial hub in Sydney's southwest, strategically positioned near the M5 and M7 motorways. This prime location offers excellent connectivity for logistics, warehousing, and manufacturing operations.

Key Features

- **Strategic Location:** The area is well-connected to major transport routes, including the M5 and M7 motorways, facilitating efficient movement of goods.
- **Diverse Industry Presence:** The precinct hosts a wide range of industries, from manufacturing to logistics, supported by a robust network of supply chains

Overall, the Prestons Industrial Area stands as a cornerstone of Western Sydney's industrial landscape, balancing economic development with environmental and community considerations.





Zone E4 General Industrial

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 allow other land uses that are compatible with industry and that can buffer heavy industrial zones while not detracting from centres of activity.

2. Permitted without consent

Nil

3. Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres

4. Prohibited

Any development not specified in item 2 or 3



Financial Summary

Statutory Outgoings FY25

Council Rates	\$885.00
Strata Levies	\$7,232.16
Water Rates	\$142.20
Total Statutory Outgoings	\$8,259.36

*Approximate
All figures exclusive of GST
All figures represented on an annual basis



Sale Process

Unit 6/2 Ash Road, Prestons NSW 2170

Inspections of the property are by appointment only and all parties must be accompanied by a member of the sales team.

Vendor Solicitor Details

Rafton Family Lawyers

317 Windsor Street,
Richmond NSW 2753

Ph: 8607 7153

Email: natalie@rafton.com.au

Agent Details



Frank Torcaso

Senior Sales & Leasing Executive

0412 600 356

ftorcaso@eldersliverpool.com.au



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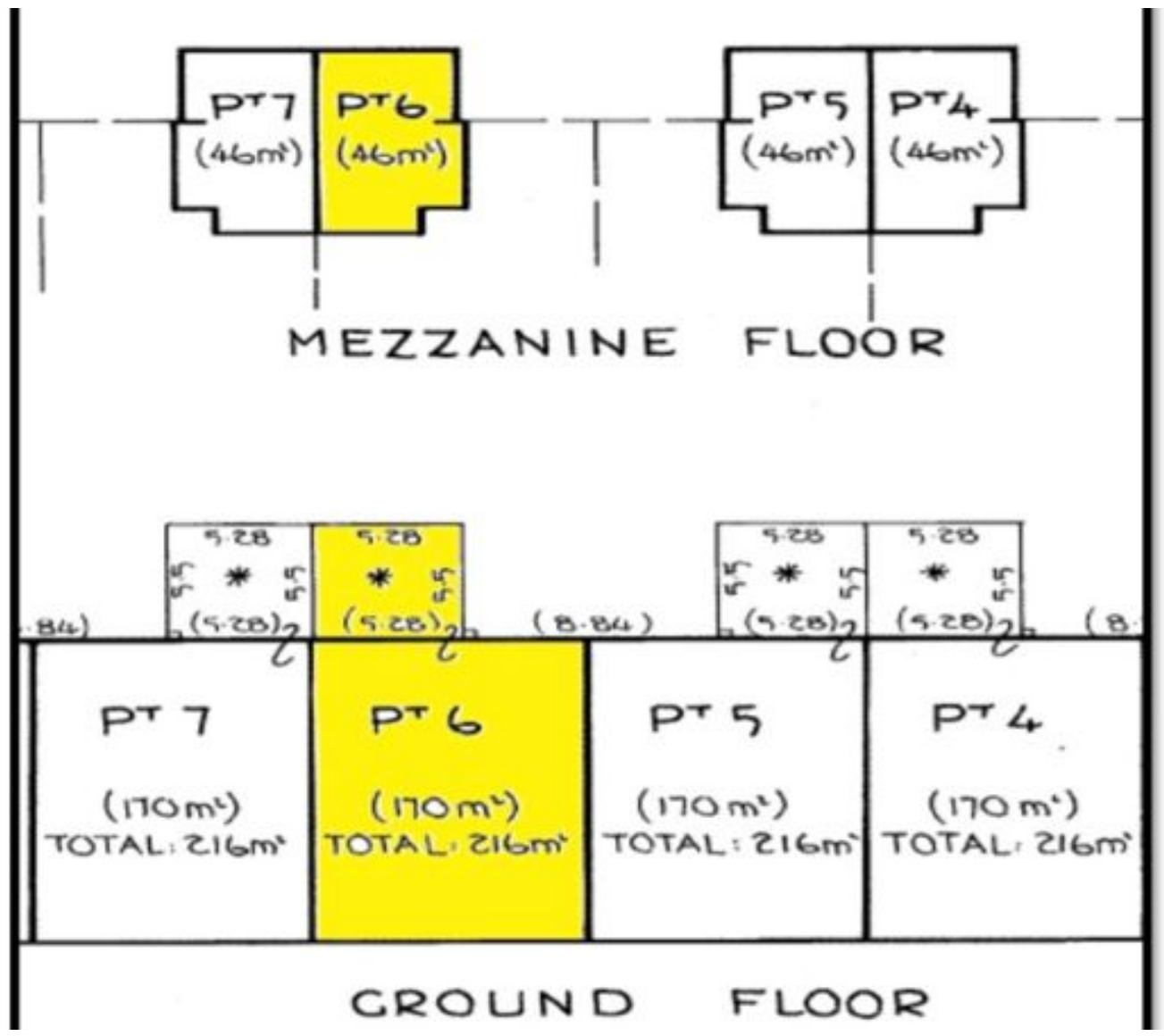
ELDERS COMMERCIAL

2/45 Scott Street,

LIVERPOOL NSW 2170

Annexure

Strata Plan



Disclaimer

IMPORTANT PLEASE READ IN FULLThis Information Memorandum ("Information Memorandum") has been prepared by Company Name Pty Ltd ABN xx xxx xxx xxx trading as Elders name ("Elders"). The purpose of the Information Memorandum is to provide the recipient ("Recipient") with general information concerning the property or properties the subject of the Information Memorandum ("Properties") to assist the Recipient in deciding whether to acquire them/it. This Information Memorandum does not constitute advice of any kind, a valuation or an offer or contract by Elders, or any of the vendors or their/its related entities or associates.

CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum is supplied subject to the conditions outlined below:

1. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents.
2. This Information Memorandum is confidential and must not be disclosed, distributed or reproduced in whole or part to other parties by the Recipient without the prior written consent of Elders.
3. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether, or not, to purchase the Properties. In addition, Elders and the vendor (including all their/its respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) ("Information Providers") shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties tailored to its circumstances.
4. The Information Memorandum has been prepared in good faith with due care. It contains information provided by the vendors or third parties, which Elders has not independently verified. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum including areas, amounts, measurements, distances and all other numerical information (some of which may be approximates). Any photographs show only certain parts of the Properties as they appeared at the time they were taken. Except where otherwise indicated, all references to rent, income or price are GST exclusive.
5. All of the Information Providers expressly disclaim all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates or forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.
6. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other approved recipients of this Information Memorandum.
7. The Vendor reserves the right to evaluate any offers, to reject any, or all, offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of Tasmania, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. Nothing in this disclaimer should be interpreted as attempting to exclude, restrict or modify the application of any applicable provisions of the Australian Consumer Law or a person's rights to make a claim under any applicable legislation or in circumstances where such preclusion would be contrary to law. The terms of this disclaimer are not to be interpreted against the party responsible for drafting the terms.



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Suite 2/45-47 Scott Street, Liverpool NSW 2170