



WESTPLEX
BUSINESS PARK

Information Memorandum

Thiink.

344-346 Annangrove Road

Rouse Hill

EXECUTIVE SUMMARY

PRIME LAND OPPORTUNITY WITH OUTSTANDING INCOME & IMMEDIATE DEVELOPMENT UPSIDE

ADDRESS	Lots 1 & 2, 344 - 346 Annangrove Road, Rouse Hill	
LOT DETAILS	Lot 1 & 2 / DP 838563	
ZONING	IN2 "Light Industrial" under Hills Shire LEP 2012	
HEIGHT LIMIT	16 Metres	
LAND AREA	Lot 1	9,812 m ²
	Lot 2	18,198 m ²
	Combined	28,010 m ²
COMBINED INCOME	\$863, 814 Gross PA + GST	
POTENTIAL INCOME	\$1,300,000 Gross PA + GST	
SALE PRICE	For Sale Via Expressions of Interest separately or combined.	

FOR ALL ENQUIRIES PLEASE CONTACT EXCLUSIVE AGENT

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344 – 346 ANNANGROVE ROAD, ROUSE HILL

THINK ABOUT THE OPPORTUNITY, THIS SITE SIMPLY WON'T LAST!

Offered to market are two prime development opportunities, located along Annangrove Road and only 200 metres from the major Old Windsor Road intersection.

The gateway landmark site is located at the entry to the North West Enterprise Precinct and centre of the North West Priority Growth Lands.

Rouse Hill is set to boom with the 'Box Hill Priority Growth Precinct' directly across the road, and the Sydney Metro Rail only minutes away due for completion early 2019.

Immediate high-profile neighbours include Bunnings and The Australian Brewery.

Flexible zoning allows for light industrial, neighbourhood shops, food & drink premises, vehicle sales, serviced apartments & more (STCA).

Industrial/employments land sites rarely present to market, especially one with one so much potential

LOT 1 - 9,812m²

- Site is ready for immediate development.
- Main road exposure with double width 121 metre frontage.
- Estimated income potential of up to \$392,480 PA Gross + GST.
- Utilise existing 400m² building plus hardstand to occupy or lease if required.

LOT 2 - 18,198m²

- Excellent passing income of approx. \$859,513 PA Gross + GST.
- Average lease expiry across multiple tenants in 2021, no options.
- Potential for additional income opportunities.
- Purchase now with a high return income for future development.

LOT 1 & 2 - 28,010m².

- The two sites are adjoining and would make ideal combined purchase.
- Lot 1 is ready for development now, while Lot 2 continues to produce passing rental.
- Income of \$863,814 PA Gross + GST with potential for \$1,300,000 PA + GST
- Perfect for staged development or expansion building requirement.
- Opportunity for potential subdivision - min lot size 8,000m².

LOT 1 LAND SUMMARY 9,812m²

MAIN ROAD FRONTAGE NEXT TO BUNNINGS & AUSTRALIAN BREWERY	
LOT DETAILS	Lot 1 / DP 838563
ZONING	IN2 "Light Industrial" under Hills Shire LEP 2012
LAND AREA	9,812m ²
COMBINED INCOME	\$4,301 Gross PA + GST (monthly licence in place to facilitate relocation)
POTENTIAL INCOME 'AS IS'	\$392,480 Gross PA + GST

TENANCY OVERVIEW	TYPE	INCOME PA	AREA	LEASE	COMMENTS
STAY UPRIGHT	Hardstand	\$4,301	4,000 m ²	Monthly	Monthly license agreement.
VACANT	Office or Retail	\$ N/A	5,812 m ²	Vacant	Vacant Pending Sale.

* All quoted rentals exclude GST.

- DOUBLE WIDTH FRONTAGE OF 121 METERS TO ANNANGROVE ROAD, ROUSE HILL.
- READY FOR IMMEDIATE DEVELOPMENT.
- POTENTIAL FOR FULLY LEASED INCOME OF \$392,480 GROSS + GST (ESTIMATED).

* Boudary Lines Indicative

LOT 1 - 9,821 m²

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LOT 2 LAND SUMMARY 18,198m²

PRIME DEVELOPMENT SITE WITH GREAT HOLDING INCOME FOR FUTURE DEVELOPMENT	
LOT DETAILS	Lot 2 / DP 838563
ZONING	IN2 "Light Industrial" under Hills Shire LEP 2012
LAND AREA	18,198m ²
COMBINED INCOME	\$859,513 Gross PA + GST
POTENTIAL INCOME 'AS IS'	\$908,388 Gross PA + GST

TENANCY OVERVIEW	TYPE	INCOME PA	AREA	LEASE	COMMENTS
OWNER OCCUPIER	Workshop	N/A	86 m ²	Monthly	Currently used by owner.
SIMON BENSTEAD	Workshop	\$14,040	216 m ²	Monthly	Monthly licence agreement.
DRY RIVER FERNS	Workshop	\$16,835	259 m ²	Monthly	Monthly licence agreement.
IRRIGATION WATER TECH	Workshop	\$24,000	216 m ²	Monthly	Monthly licence agreement.
IRON STYLE	Workshop	\$11,310	174 m ²	Monthly	Monthly licence agreement.
ELEGANT OUTDOORS	Workshop	\$9,100	138 m ²	Monthly	Monthly licence agreement.
OPTUS & VODAFONE	Telephone Tower	\$35,500*	85 m ²	5 + 5 + 5 Years	Vodafone negotiations included.
AT-PAC SCAFFOLDING	Mixed	\$550,000	2,000 m ² + 11,780 m ²	Lease Exp Sep 2021	Workshop & hardstand area.
STAY UPRIGHT	Hardstand	\$210,728	4,000 m ²	Licence Exp Feb 2021	License over hardstand area.

* Figure includes \$12,000 for current Vodafone negotiations.

** All quoted rentals exclude GST.

- FUTURE DEVELOPMENT OPPORTUNITY.
- MAJOR LEASE EXPIRIES, FEBRUARY & SEPTEMBER 2021.
- POTENTIAL FOR FULLY LEASED INCOME OF \$908,388 GROSS + GST (ESTIMATED).

* Boudary Lines Indicative

LOT 2 - 18,198 m²

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LOCATION

HIGH GROWTH PROFILE IN HEART OF NORTH WEST PRIORITY GROWTH CENTRE		
N/W PRIORITY GROWTH CENTRE	0km / Immediate	Sydney growth centre for over 33,000 new homes and 250,000 people. .
ROUSE HILL RAIL / SYDNEY METRO	2.5km / 3 mins	Direct route to Sydney Metro connecting to 31 Stations and Sydney CBD.
ROUSE HILL TOWN CENTRE	2.5km / 3 mins	North West's major shopping complex.
NORWEST BUSINESS PARK	10km / 8 mins	Sydney's largest business park.
M2 & M7 MOTORWAYS	10km / 8 mins	Direct routes via Old Windsor Road to Sydney orbital Network.
PARRAMATTA	20km / 25 mins	Parramatta CBD.
SYDNEY CBD	40km / 35 mins	Sydney CBD.

NORTH WEST PRIORITY GROWTH CENTRE

The North West Priority Growth Area is approximately 10,200 hectares and located within the West and West Central Districts in north-western Sydney, approximately 30 kilometres from Parramatta. Its boundary includes land bordering South Creek to the west and north, Rouse Hill Town Centre to the east, and the M7 Motorway to the south

The site is close to a number of key transport nodes and established areas of employment including:

- Rouse Hill Town Centre and Norwest Business Park.
- State and regional road network connections, including Windsor Road, Richmond Road, The Northern Road and M7 Motorway, providing connections to the M4 Motorway to Blacktown, Penrith and Parramatta.
- Sydney Metro Northwest connecting the North West Priority Growth Area to Chatswood via Epping with the construction of eight new stations.
- The town centers of Rouse Hill, Blacktown, Penrith and Castle Hill to the southwest and east which provide retail, commercial and industrial uses, and associated employment.
- A public transport corridor from the Sydney Metro Northwest towards Marsden Park.



LEP ZONING GUIDELINES

ZONE IN2 LIGHT INDUSTRIAL

1. OBJECTIVES OF ZONE

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of the area.
- To support and protect industrial land for industrial uses.
- To provide temporary overnight accommodation for the working population and businesses in the area.

2. PERMITTED WITHOUT CONSENT

Nil

3. PERMITTED WITH CONSENT

Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Heliports; Hotel or motel accommodation; Industrial training facilities; Light industries; Neighbourhood shops; Places of public worship; Roads; Self-storage units; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal facilities; Any other development not specified in Item 2 or 4.

4. PROHIBITED

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Signage; Storage premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

AGENT CONTACT

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LEASE SCHEDULE AND DUE DILIGENCE INFORMATION PACKAGE AVAILABLE UPON REQUEST.





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