





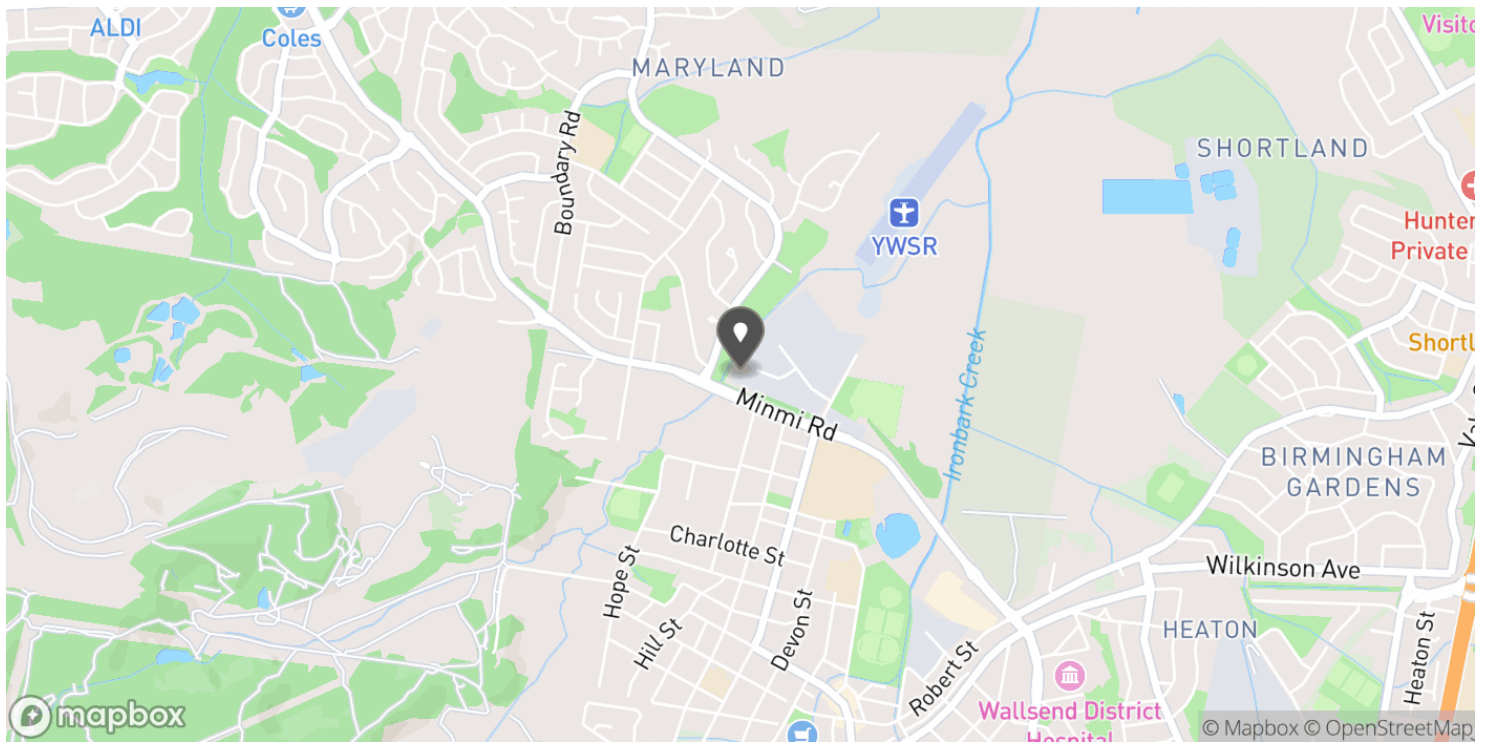
4/15 Rogilla Close, Maryland

Positioned within the Maryland industrial precinct, Unit 4/15 Rogilla Close presents an Iron clad industrial warehouse ideal for owner-occupiers.

LEGAL DESCRIPTION	Lot 4 SP54909
LOCAL GOVERNMENT AREA	Newcastle City Council
ZONING	E4: General Industrial
LAND AREA	3,051sqm
BUILDING AREA	156sqm
NET ANNUAL INCOME	Vacant possession - Potential rental return \$28,600 + OG's + GST.
OUTGOINGS	\$7,561
SALE PRICE	\$540,000 + GST



LOCATION





THE PROPERTY

The property comprises of a clear-span warehouse with storage mezzanine, supported by a functional layout suited to a range of industrial, trade, or storage uses.

Key Features:

- High clearance roller door
- Internal amenities including shower
- Internal kitchenette
- On-site carparking
- LED high bay lighting
- Zoned E4: General industrial

Strategically positioned just minutes from Wallsend town centre and the M1 Newcastle Link Road, the property offers convenient access to surrounding industrial hubs and key transport routes





FINANCIAL SUMMARY

OUTGOINGS

Council rates	\$2,556
Water rates	\$405
Strata rates	\$4,600
TOTAL	\$7,561

TOWN PLANNING

KEY DETAILS

Local Government Area	Newcastle City Council
Zoning	Zone E4 General Industrial

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 support and protect industrial land for industrial uses.
- To ensure non-industrial land uses do not prejudice the viability of industrial land or other centres.

2. Permitted without consent

Environmental protection works

3. Permitted with consent

Boat building and repair facilities; Boat launching ramps; Car parks; Correctional centres; Crematoria; Depots; 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; Jetties; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Respite day care centres; Restricted premises; Roads; Service stations; Sewerage systems; Signage; 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; Warehouse or distribution centres; Water supply systems; Wholesale supplies

4. Prohibited

Any development not specified in item 2 or 3



SALE PROCESS

SALES DETAILS

Private Treaty

INSPECTIONS

All inspections to be in the company of an authorised Movable agent or representative

Get In Touch



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Enquiry Form

Email Address (required)

First Name (required)

Last Name (required)

Phone Number

How can we help?

Are you definitely selling? (required)

What is your property worth?

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GST

MOVABLE advises that the financial information in this memorandum relating to income, outgoings and the like are provided without reference to the impact of GST, if any. Purchasers must make their own assessment of the impact of GST on the investment, property, lease etc and the returns derived there from after obtaining independent expert advice.

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