

INFORMATION MEMORANDUM

Units 1-19, 65 Spitfire Place

RUTHERFORD

 **COMMERCIAL
COLLECTIVE**

Connected. Experienced.

01

Executive Summary

Address

Units 1-19, 65 Spitfire Place, Rutherford NSW 2320

Legal Description

Lot 507 in Deposited Plan 1270343

Opportunity

Premium architecturally designed multi-unit business estate in the highly desirable Rutherford area. Zoned B5 Business Development, this commercial and business unit development offers exceptional quality units in the heart of the Maitland LGA growth corridor. With units ranging from 135sqm* to 215sqm* the units would suit a growing business looking to escape the home office or garage and expand into these high-end premium state of the art business units.

Building Areas

135sqm* - 215sqm*

Completion

Mid 2024

Price Guide

From \$469,040 plus GST to \$685,303 plus GST

Agent Details



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*Approximately



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The Property

Premium architecturally designed business units

65 Spitfire Place, Rutherford is a modern industrial warehouse development opportunity featuring 19 units of precast concrete construction and industrial roller doors. The units also have second-level glazing with all glass double-glazed and private amenities, making them ideal for a range of businesses and investors.

Zoned B5 Business Development, this property is located in a prime area for commercial development. The B5 zoning allows for a wide range of business activities, including light industries, recreation, warehousing and distribution centres (STCA).

The industrial units at 65 Spitfire Place, Rutherford are fantastic for businesses looking for modern and functional workspaces. The private amenities in each unit, including restrooms and kitchenettes, make it easy for employees to work comfortably throughout the day. The industrial roller doors provide easy access for loading and unloading products, while the concrete walls ensures security, durability and low maintenance costs.

With its convenient location and modern features, it presents a unique opportunity for business owners looking to expand or relocate their operations. Overall, 65 Spitfire Place is a prime commercial property with great potential for a range of business activities. Don't miss out on this rare opportunity to own a modern industrial space in one of Rutherford's most sought-after areas.

Units 1-6 can be accessed through Colourbond panel lift doors and aluminium double-glazed shopfront entry pedestrian access door and will include a mezzanine level of 57sqm* which boasts great natural light through the first floor windows.

Units 7-19 will also include aluminium double-glazed shopfront entry with a pedestrian door and these units will be benefitted by the larger roller doors of 4.8m* high and 4.2m* wide to allow for larger vehicle access.

With an eave clearance of 6m* – 7.4m* these units would allow for pallet racking or perhaps a mezzanine level.

Unit Inclusions

- » Accessible amenities and shower
- » 3 phase power
- » NBN connection
- » Stone benchtops to kitchenette
- » LED lighting
- » Precast concrete wall panels
- » Metal roof sheeting with insulation
- » Automated roller door

Site Inclusions

- » Automated gates
- » Mineral stained precast concrete panels



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Price List

	Unit 1	Floor Area	Mezzanine	Total Area	Price (excl GST)	Estimated Outgoings
	Unit 1	174.7	40.5	215.2	\$685,303	\$7,000
sold	Unit 2	174.7	40.5	215.2	\$666,377	\$7,000
sold	Unit 3	174.7	40.5	215.2	\$628,525	\$7,000
sold	Unit 4	174.7	40.5	215.2	\$628,525	\$7,000
	Unit 5	174.7	40.5	215.2	\$628,525	\$7,000
	Unit 6	174.7	40.5	215.2	\$628,525	\$7,000
sold	Unit 7	160.3	-	160.3	\$555,707	\$6,500
	Unit 8	160.3	-	160.3	\$520,975	\$6,500
	Unit 9	160.3	-	160.3	\$520,975	\$6,500
	Unit 10	160.3	-	160.3	\$520,975	\$6,500
sold	Unit 11	160.3	-	160.3	\$520,975	\$6,500
	Unit 12	160.3	-	160.3	\$520,975	\$6,500
	Unit 13	135.3	-	135.3	\$469,040	\$5,500
	Unit 14	160.3	-	160.3	\$520,975	\$6,500
	Unit 15	160.3	-	160.3	\$520,975	\$6,500
	Unit 16	160.3	-	160.3	\$520,975	\$6,500
	Unit 17	160.3	-	160.3	\$520,975	\$6,500
	Unit 18	160.3	-	160.3	\$520,975	\$6,500
	Unit 19	160.3	-	160.3	\$520,975	\$6,500

Note: The outgoings are an estimate only and provided as a guide for the outgoings based on similar developments. Outgoings includes council rates, water rates (excluding usage) and strata levies. We do recommend you refer to the relevant authorities to satisfy yourself as to the correct outgoing figures.



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Location

Rutherford forms part of the Maitland Local Government Area, one of the fastest growing areas in Australia with a growth rate consistently above 2% per annum. With strong residential growth supporting population increases across the Greater Hunter Region, Rutherford is regarded as one of the region's premium industrial and bulky goods retail precincts. Located 45 minutes* west from Newcastle CBD, the charming city of Maitland and its surrounds makes for a viable alternative to Newcastle. Maitland is the focus of a diversity of economic activities including agriculture, tourism, mining, manufacturing, transport and construction industries. Arguably Maitland's greatest asset is its location, positioned on the rich alluvial flats of the Hunter and Paterson Rivers. It is one of the most highly productive areas in NSW and a service centre for a rich agricultural hinterland. Extensive land releases for residential, industrial, commercial and retail developments are fuelling a strong construction industry, which are supported by strategic planning documents including the Hunter Regional Plan 2036 and the Maitland Development Control Plan.

The property is positioned at the end of the Spitfire Place cul-de-sac, approximately 1.2km* from the New England Highway which provides ease of access to surrounding suburbs. This convenient location is surrounded by new built and under construction buildings as well as quality businesses with J&H Commercial Service + Hire to the east. Rutherford industrial estate has a mixture of light industrial, business and service industries which incorporates associated manufacturing, workshops and retail such as Sydney Tools, Harvey Norman, BCF, Spotlight, Farmland Co, Officeworks, Anaconda, Amart Furniture, National Storage, Komatsu, Kennards Hire to name a few.

*Approximately





Outline and locations indicative only

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Town Planning

Zoning

The property is zoned **B5 Business Development** Maitland Local Environmental Plan 2011

Objectives of the zone

- » To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- » To minimise conflict between land uses within the zone and with adjoining zones.

Permitted without consent

Nil

Permitted with consent

Centre-based child care facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Tourist and visitor accommodation; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities

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Market Overview



The Hunter Region is the largest regional economy in Australia, with a gross regional product of over \$60 billion



Over \$1 billion injected annually by the Defence Force, with major airfield upgrades currently underway



1.1% average yearly population growth for Newcastle & Lake Macquarie, with the Hunter Valley experiencing 1.7%, compared to NSW average of 0.93% (2016-2021)



University of Newcastle ranked in the top 200 universities in the world



Population of the Hunter Region is estimated to increase by 862,500 people by 2036



8 million* tourists visit the Hunter Region yearly



Greater Newcastle is the only place in regional NSW where the national road and rail trade routes intersect with an international trade port



The Hunter Region has an estimated 322,000 jobs which is expected to increase to 384,000 by 2036



Over 1.28 million passengers use Newcastle Airport (2019), and is forecasted to grow to 2.6 million by 2036

*Approximately
Sources: REMPLAN
Hunter Regional Plan 2036
Williamstown SAP Draft Master Plan 2022
Destination NSW Hunter Visitor Profile
GapMaps 2022 (ABS Census)

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Process

Sale Details

The property is For Sale

Inspections

All inspections to be in the company of a Commercial Collective agent or PRD agent representative.

Agent Details

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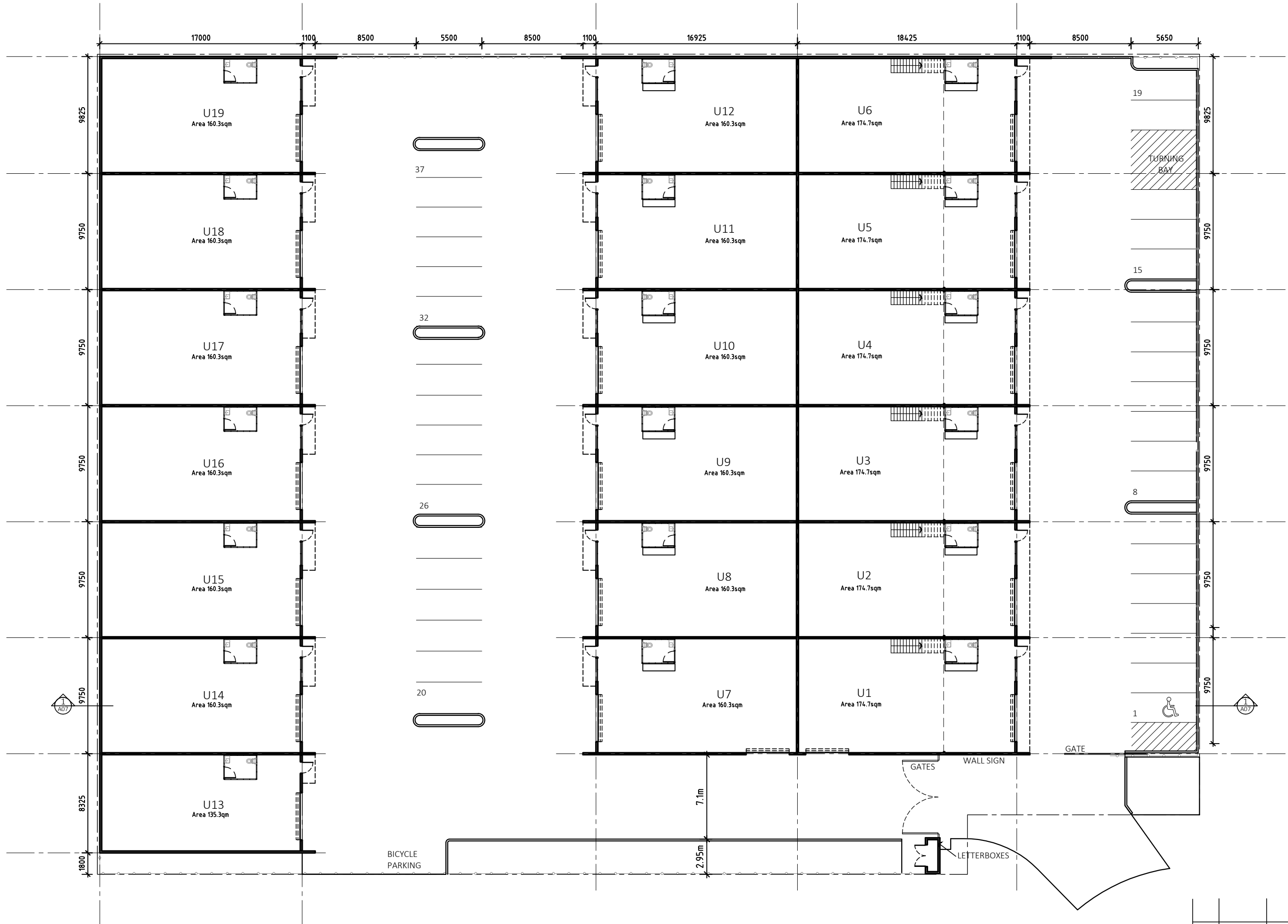
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Annexure A

Plans



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MJC
M.J.CASSIDY & ASSOC. PTY.LTD. 0437291376

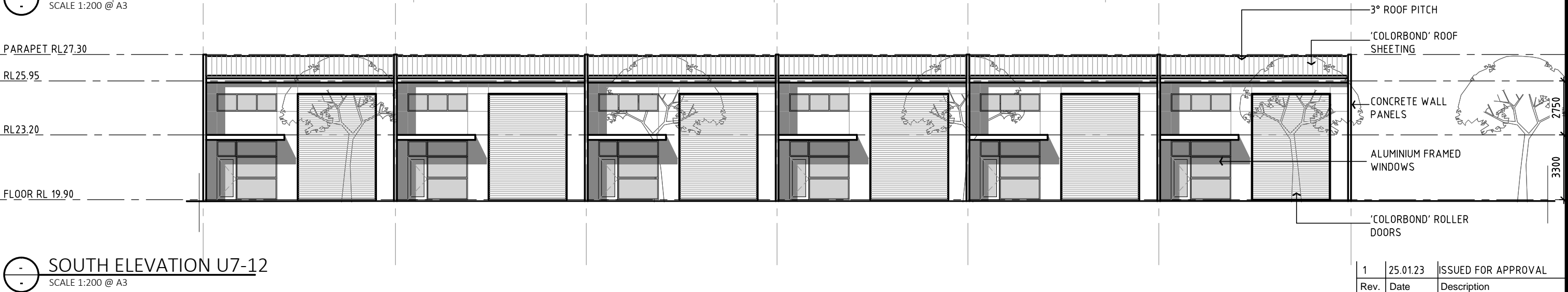
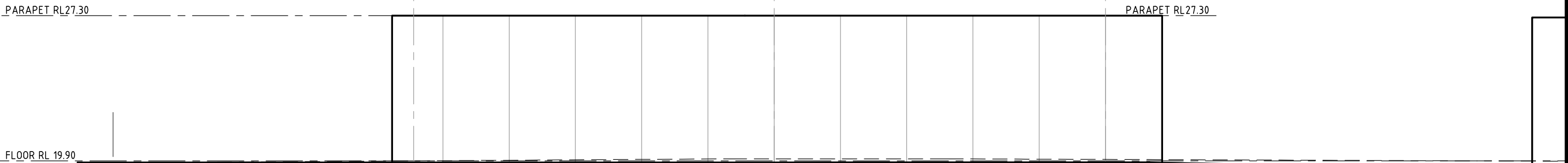
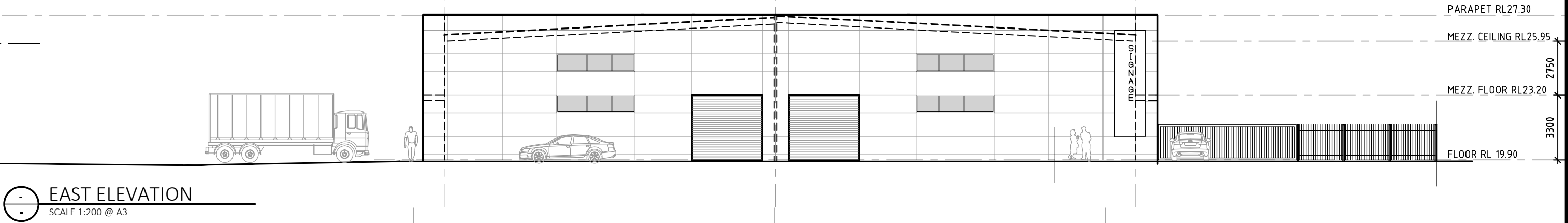
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Date SEPT. 2022

Location LOT 507 in DP1270343
65 SPITFIRE PLACE, RUTHERFORD NSW

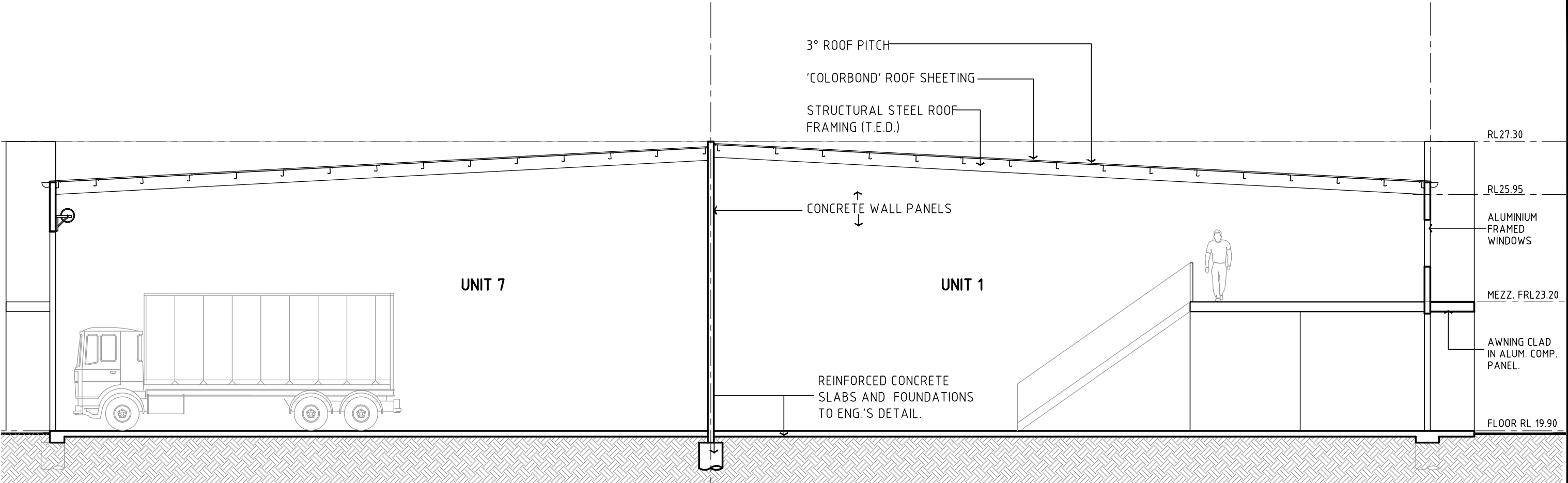
Drawing
GROUND FLOOR PLAN

Rev.	Date	Description
2	31.01.23	U1-6 AMENDED
1	25.01.23	ISSUED FOR APPROVAL
Revision		Scale 1:300 @ A3

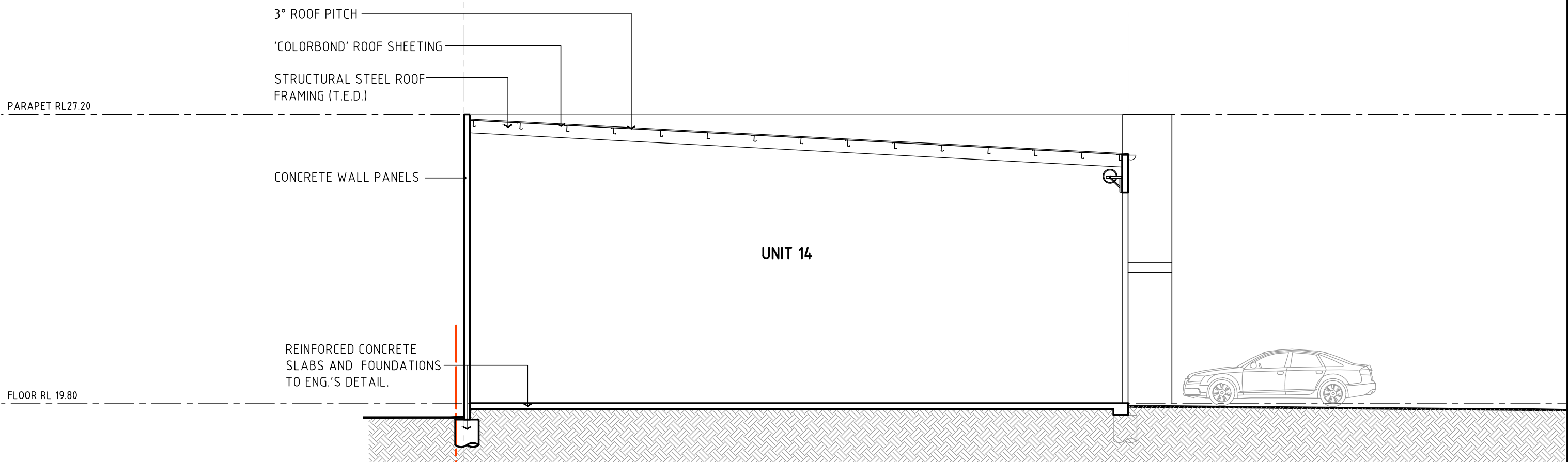
NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



SECTION 1-1
SCALE 1:100 @ A3



SECTION 1-1 (cont.)
SCALE 1:100 @ A3

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Date SEPT. 2022

Location LOT 507 in DP1270343
65 SPITFIRE PLACE, RUTHERFORD NSW

Drawing

SECTIONS

1	25.01.23	ISSUED FOR APPROVAL
Rev.	Date	Description
Revision		A07
Scale 1:100 @ A3		

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ACKNOWLEDGEMENT OF COUNTRY

Commercial Collective pay our respects to the traditional owners, their elders past and present and value their care and custodianships of these lands. Commercial Collective is a proud Newcastle company built on the lands of the Awabakal & Worimi people.