







98 Bowral Road Mittagong NSW

On the main thoroughfare road between Mittagong and Bowral, 98 Bowral Road offers a high exposure site with street frontage, car parking and ample internal area. Anchored by renowned tenants such as BCF and Ampol, this location elevates your business potential.

This space can can be customised to suit a wide range of businesses to their specific needs, ensuring the space can be utilised to its fullest potential.

Whether you opt for the entire proposed building spanning 1,238sqm*, or choose to occupy half of it, comprising 619sqm*, the flexibility of its design, ensures optimal utilization.

- Zoned E3 Productivity Support
- On-site parking

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Price : Contact Agent Building Size : 1238 sqm Land Size : 2019 sqm

View : https://w

: https://www.carltonrealestate.com.au/lea se/nsw/southern-highlands/mittagong/co

mmercial/retail/7848817







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bowral road

SITE PLAN

RENDERS



	nning Policy (Exempt and Comply vironmental Plan 2010		
site area - parent site 2556,00 sam		development data	
	2019.00 sqm	name	area (sq.m
total developed area - 1238,00 sqm		ground floor_unit 01	514.8
		mzzanine unit 01	3.101
density -	61.10%		616.4
		ground floor_unit 02	512.2
oar parking		mezzanine_unit 02	109.4
parking requirements. 1 space per 100.00 sq.m of gross floor building area + 1 space per 40.00 sq.m of office and showroom area			621.6
		total building area	1238.0
total required parking	16.60 spaces	zoning : E3 - Productivity Support height of building 10,00 m	
total parking provided	d 17.00 spaces		

