



98 Bowral Road Mittagong NSW

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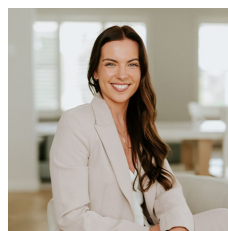
On the main thoroughfare road between Mittagong and Bowral, 98 Bowral Road offers a high exposure site with street frontage, car parking and ample internal area. Anchored by renowned tenants such as BCF and Ampol, this location elevates your business potential.

This space can 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

Price : Contact Agent
Building Size : 1238 sqm
Land Size : 2019 sqm
View : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/ Mittagong/commercial/retail/7848817>



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<https://www.carltonrealestate.com.au>

We are one of the longest running, award-winning real estate agencies in the Southern Highlands.

bowral road

SITE PLAN

RENDERS



State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Wingecarbee Local Environmental Plan 2010		
site area - parent site residual site		2556.00 sqm 2019.00 sqm
total developed area -		1238.00 sqm
density -	61.10%	
car parking		
parking requirements:		
1 space per 100.00 sqm of gross floor building area +		
1 space per 40.00 sqm of office and showroom area		
total required parking	16.60 spaces	
total parking provided	17.00 spaces	
development data		
name		area (sq.m)
ground floor_unit 01		514.80
mezzanine_unit 01		101.60
		616.40
ground floor_unit 02		512.20
mezzanine_unit 02		109.48
		621.60
total building area		1238.00
zoning : B3 - Productivity Support		
height of building : 10.00 m		