



For Lease



32 South Street RYDALMERE

PRIME RYDALMERE - WAREHOUSE OPPORTUNITY - 2,841 SQM

FANTASTIC HIGH CLEARANCE, CLEAR SPAN WAREHOUSE OPPORTUNITY WITH ON-SITE SUBSTATION

LOCATION:

The property enjoys a prime South Street location in the heart of Rydalmere. The property provides direct access to Victoria Road, Silverwater Road, James Ruse Drive, and the M4 Motorway. Rail and Ferry services are close by.

DESCRIPTION:

- HIGH CLEARANCE WAREHOUSE TO 8.3M
- TWO ON-GRADE ROLLER DOORS
- AVAILABLE JULY 2021

32 South Street comprises a substantial High Clearance, Clear-Span Warehouse opportunity with fantastic CORPORATE EXPOSURE to busy South Street.

- + Ideal High Clearance Warehouse Only opportunity, with access to amenities.
- + Internal clearance to 8.3m approx
- + Two (2) On-Grade roller shutter doors
- + Excellent ingress/egress for truck access.
- + 18 car spaces.
- + On-site Substation.
- + Fantastic corporate exposure.
- + Prime Rydalmere location.
- + The opportunity exists to provide an internal office, subject to requirements, approvals and terms.
- + AVAILABLE from JULY 2021 (approx).
- ++ Contact Ben Lindsay on 0421 248 587 or Michael Wydeman on 0411 221 405 at the Exclusive Agents, PropertyFox, for an early inspection.

RENT:	\$/sqm pa Net (+GST)	
	\$ pa Net (+GST)	
AREA (SQM):	Warehouse	2,841.00
	Total	2,841.00
OUTGOINGS:	\$/sqm pa (+GST) approx.	
	\$ pa (+GST)	
PARKING:	18 spaces On-site.	
COMMENTS:	+ AVAILABLE JULY 2021 + Warehouse Only	

CONTACT:

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Misrepresentation act - these details and measurements herein do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.