



For Lease



16-28 Martha Street CLYDE

GROUND FLOOR UNIT 5 - WAREHOUSE/OFFICE/SHOWROOM

RARE OFFERING IN PRIME LOCATION - OFFICE/SHOWROOM/WAREHOUSE

LOCATION:

The building is situated only a 'stones-throw' to Parramatta Road and within 800 metres of James Ruse Drive and the "on/off" ramp to the M4 Motorway.

DESCRIPTION:

- One On-Grade Container sized Roller Door
- Full amenities with shower
- Ready to 'plug and play'

FANTASTIC WAREHOUSE/OFFICE/SHOWROOM.

GROUND FLOOR, UNIT 5 FEATURES INCLUDE:

- + Warehouse 200 sqm (approx)
- + Office 70 sqm (approx)
- + Showroom 90 sqm (approx)

+ TOTAL 360 sqm (approx)

- + 6.5m to 7.0m internal clearance through the shed
- + One (1) On-Grade Container sized Roller Door
- + Full amenities with shower
- + Carpeted and air-conditioned office/showroom space
- + Fully cabled...ready to 'plug and play'
- + Five (5) car spaces
- + Contact EXCLUSIVE AGENTS for an early inspection.

RENT:

\$/sqm pa Gross (+GST)
\$ pa Gross (+GST)

AREA (SQM):

Office	160.00
Warehouse	200.00
Total	360.00

OUTGOINGS:

\$/sqm pa (+GST) approx.
\$ pa (+GST)

PARKING:

5 spaces

COMMENTS:

+ Available August 2020
+ Rental quoted is GROSS (+GST)

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Sydney West

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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.