



For Lease



13 Bessemer Street BLACKTOWN

UNIT 1 - BUILDING 2 - HIGHLY COMPETITIVE WAREHOUSE SOLUTION

SUB-LEASE OPPORTUNITY TO 31 AUGUST 2023 + 5 YEAR OPTION - FRESH LEASE VIA NEGOTIATION

LOCATION:

Located within easy access to Sunnyholt Road, and the M2, M4 and M7 Motorways. Convenient access to Blacktown Railway Station and all major retail amenity.

DESCRIPTION:

- FOUR (4) ON-GRADE ROLLER DOORS
- ALL-WEATHER AWNINGS
- HIGHLY COMPETITIVE RENTAL

FEATURES OF UNIT 1, BUILDING 2 - BESSEMER BUSINESS PARK - INCLUDE:

Warehouse: 3,909 sqm (approx)
 Office: 60 sqm (approx).
 TOTAL: 3,969 sqm (approx)

- + Internal warehouse clearance to max. 7m (approx)
- + Generous truck manoeuvring and dedicated on-site car parking for 19 vehicles.
- + Existing crane rails in-situ; de-commissioned gantry.
- + Easy access to the M2, M4 and M7 Motorways
- + Existing 3PL tenant block stacking.
- + Fully gated and secured Estate

- ++ Your earliest inspection is highly recommended, but strictly by appointment.
- ++ Contact Ben Lindsay on 0421 248 587 at the Exclusive Agents for full details and inspection arrangements.
- ++ Plus GST applicable to all quoted figures.

RENT:

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

AREA (SQM):

Office	60.00
Warehouse	3,909.30
Total	3,969.30

OUTGOINGS:

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

PARKING:

19 spaces

COMMENTS:

+ AVAILABLE 1 DECEMBER 2020

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.