



For Lease



13 Bessemer Street BLACKTOWN

LEASED - UNIT 1 - BUILDING 2 - HIGHLY COMPETITIVE WAREHOUSE SOLUTION

SUB-LEASE OPPORTUNITY TO 30 SEPTEMBER 2023 - 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
- + Fully gated and secured Estate with independent truck and vehicle access points.

- ++ 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 15 JANUARY 2021

CONTACT:

Ben Lindsay
0421 248 587
Ben.Lindsay@propertyfox.com.au

T 02 9438 1888 **E** enquiry@propertyfox.com.au **W** propertyfox.com.au

Sydney CBD

Suite 8.03
Level 8, 14 Martin Place
Sydney NSW 2000

Sydney North

Suite 12
Level 1, 67 Christie Street
St Leonards NSW 2065

Sydney West

Ground Floor
79 George Street
Parramatta NSW 2150



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.