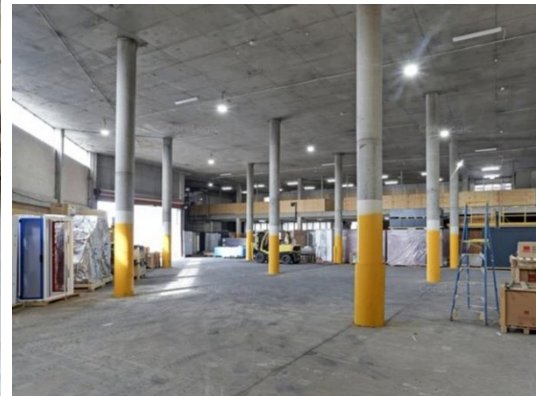




# For Lease



## 1-7 Waterloo Road MACQUARIE PARK

### Whole Site

#### Rare Warehouse + Office Building

##### LOCATION:

The Property occupies a prominent corner position at the intersection of Waterloo Road and Macquarie Park. Setback, yet within very close proximity to the M2 Motorway, the property is easily able to capitalise on strong access to and from the site, with strong connections to both the CBD and Sydney Metropolitan area. Located within easy walking distance to Transport at Macquarie Park Station, and within close proximity to the increasing abundance of amenity at Eden Park Drive, the property offers a highly strategic location.

##### DESCRIPTION:

- Highly presentable
- Large, spacious site
- Great position

##### Key Features include:

- Highly presentable, with a recent refurbishment.
- Large, spacious site area of 4,440 sqm.
- Logistically advantageous position, within close proximity to the M2 Motorway.
- Easy walking distance to Macquarie Park Rail Station and all amenities the area has to offer.

##### Warehouse 1 includes;

- 1,476.90 sqm of warehouse space
- 326 sqm of office space

##### Warehouse 2 includes:

- 124.10 sqm of warehouse space

##### Level 2 includes;

- 1,396 sqm of office space

Contact PropertyFox for an inspection today!

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

##### RENT:

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

##### AREA (SQM):

Office	1,722.00
Warehouse	1,601.00
<b>Total</b>	<b>3,323.00</b>

##### OUTGOINGS:

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

##### PARKING:

Abundance of onsite parking  
(45 cars plus)

##### COMMENTS:

- Available NOW

##### CONTACT:

**Michael Wydeman**  
0411 221 405  
Michael.Wydeman@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.



# For Lease

**T** 02 9438 1888    **E** [enquiry@propertyfox.com.au](mailto:enquiry@propertyfox.com.au)    **W** [propertyfox.com.au](http://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.