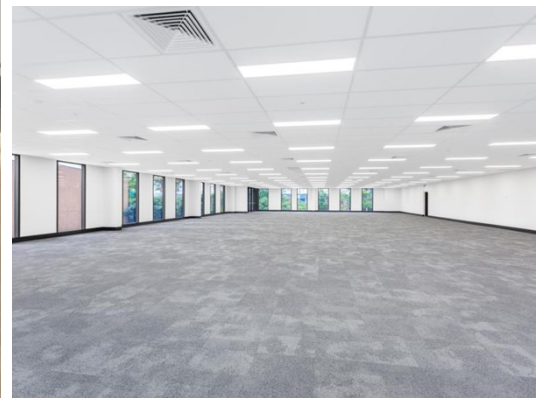




For Lease



167 Prospect Highway SEVEN HILLS

UNIT 2 - BRAND NEW OFFICE/WAREHOUSE - AVAILABLE NOW

BRAND NEW FACILITY - AVAILABLE NOW

LOCATION:

Located within the highly sought after Ford Land Seven Hills Business Park, 167 Prospect Highway is a brand new Premium A-Grade Warehouse and Office building due for completion in May 2020. The estate is within close proximity to the M2 Motorway, bus terminus, commuter car parking, Seven Hills Plaza, and is a close walk to the Seven Hills Railway Station.

DESCRIPTION:

- High power supply
- 4 On-Grade Roller Doors
- 9.6m Warehouse Clearance

Features include:

- 3,195 sqm of high clearance (9.6m) warehouse space and 716.5 sqm of office space
- 4 roller door loading access for maximum loading efficiencies
- Brand new State-of-the-art design and finishes
- Close to major arterial roads, providing easy access to all areas of metropolitan Sydney.
- Sprinklers
- Disabled access via lift
- Available for immediate occupancy

++ Contact Ben Lindsay on 0421 248 587 for full details and inspections.

RENT:

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

AREA (SQM):

Office	755.00
Warehouse	3,195.00
Total	3,950.00

OUTGOINGS:

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

PARKING:

49 spaces

COMMENTS:

+ Available NOW

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Sydney West

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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.