



# 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 quality Estate 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
<b>Total</b>	<b>3,950.00</b>

### OUTGOINGS:

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

### PARKING:

49 spaces

### COMMENTS:

+ Available NOW

### CONTACT:

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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.