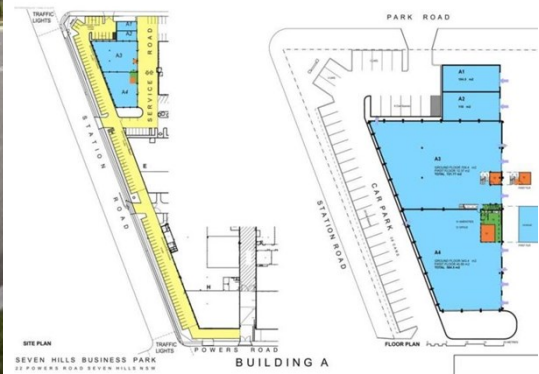




For Lease



109 Station Road SEVEN HILLS

SHOWROOM/WAREHOUSE - ENORMOUS EXPOSURE - ADJOINING TENANCIES FROM 540 SQM, 710 SQM TO TOTAL OF 1,350 SQM APPROX.

SHOWROOM/WAREHOUSE OPPORTUNITY - HUGE EXPOSURE

LOCATION:

Located on the corner of Station Road and Park Road, Seven Hills within proximity to Prospect Highway. The property enjoys enormous exposure to north and southbound vehicular traffic.

DESCRIPTION:

- A NEW BEGINNING FOR AN OLD WAREHOUSE
- HUGE EXPOSURE TO STATION ROAD
- SECURE YOUR FUTURE POSITION

KEY FEATURES INCLUDE:

- + Prime main road exposure, fronting Station Road.
 - + Enormous corporate exposure
 - + On-Grade car park at the door with direct access into tenancies.
 - + Flexible warehouse showroom space.
 - + Multiple Roller Shutter Doors to each tenancy accessed from the rear.
 - + Flexible adjoining tenancies from 540 sqm, 710 sqm to 1,350 sqm approx available.
 - + Newly re-designed conversion.
 - + Plenty of character here and floor to ceiling windows fronting Station Road.
 - + Make a corporate statement!
- + Contact Ben Lindsay on 0421 248 587 to arrange an early inspection.

RENT:

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

AREA (SQM):

Warehouse	740.00
Total	740.00

OUTGOINGS:

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

PARKING:

On-site

COMMENTS:

+ PRIME SHOWROOM
+ TENANCIES FROM 540 TO 1,300 SQM
+ AVAILABLE 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.