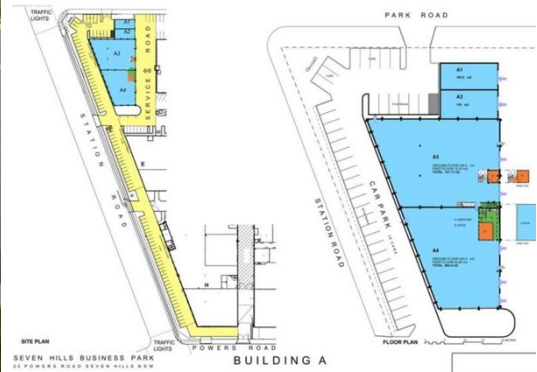




For Lease



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:

- SHOWROOMS 540 SQM; 710 SQM; 1250 SQM
- 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 100 sqm, 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/WAREHOUSE + TENANCIES FROM 540 TO 1,300 SQM + AVAILABLE MAY 2021
CONTACT:	
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Sydney West

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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.