



For Lease



9-11 Daking Street NORTH PARRAMATTA

SUBSTANTIAL FREESTANDING OPPORTUNITY - 1,750 SQM SITE - DUAL STREET ACCESS - FULL TRADE WASTE SYSTEM

RARE FREESTANDING OPPORTUNITY IN A PRIME NORTH PARRAMATTA LOCATION

LOCATION:

The property is positioned only 50 metres off Church Street in a prime North Parramatta location. Only minutes to James Ruse Drive and Windsor Road, and provides convenient access to the Cumberland Highway and the M2 and M4 Motorways.

DESCRIPTION:

- DUAL STREET ACCESS
- SUBSTANTIAL 1,750 SQM SITE
- BOTH SHORT AND LONG TERM LEASES

FEATURES INCLUDE:

- + Building Area: 850 sqm approx
- + Land Area: 1,750 sqm approx
- + Dual Street access from both Daking and Hunt Streets
- + Substantial All-Weather Awnings
- + Substantial Yard
- + Plenty of power throughout
- + Large wash Bay
- + Full Trade Waste system
- + Both short term and long term leases considered.
- + This is a unique opportunity and well worthy of an early inspection to appreciate all of its features.
- + Rental negotiable.
- + Exposure to Church Street
- ++ Contact Ben Lindsay on 0421 248 587 at the Exclusive Agents for an early inspection.

RENT:

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

AREA (SQM):

Office	100.00
Warehouse	750.00
Total	850.00

OUTGOINGS:

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

PARKING:

4 spaces

COMMENTS:

+ LAND: 1,775 SQM (approx)

CONTACT:

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Sydney North

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Sydney West

Ground Floor
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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.