



# For Lease

**Lease Issued**



## 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.
- + 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
<b>Total</b>	<b>850.00</b>

### OUTGOINGS:

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

### PARKING:

4 spaces

### COMMENTS:

+ LAND: 1,775 SQM (approx)

### CONTACT:

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### Sydney CBD

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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.