



# For Lease



## 167 Prospect Highway SEVEN HILLS

### UNIT 11 - SUPERB BUSINESS PARK ENVIRONMENT - QUALITY SMALL WAREHOUSE/OFFICE UNIT

Small warehouse with quality office space. • Access via one (1) Roller Door. • The site benefits from a generous forecourt for container storage. • Ample on-site parking for approximately nine (9) vehicles. • Good Internal clearance

#### 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:

UNIT 11 FEATURES INCLUDE:

- + Well-presented freestanding warehouse with ample office.
- + Access via one (1) On -Grade Roller Door.
- + The site benefits from a generous forecourt for container storage.
- + Ample on-site parking for approximately nine (9) vehicles.
- + Internal clearance up to 6.5m (approx.)

+ Contact Ben Lindsay on 0421 248 587 for an early inspection.

**RENT:** \$/sqm pa Net (+GST)  
\$ pa Net (+GST)

<b>AREA (SQM):</b>		
Office		115.40
Warehouse		457.50
<b>Total</b>		<b>572.90</b>

**OUTGOINGS:** \$/sqm pa (+GST) approx.  
\$ pa (+GST)

**PARKING:** 9 spaces

**COMMENTS:** + AVAILABLE NOW

#### CONTACT:

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St Leonards NSW 2065

#### 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.