



# For Lease



## 167 Prospect Highway SEVEN HILLS

UNIT 18 - SUPERB BUSINESS PARK ENVIRONMENT - FIRST CLASS PRESENTATION - UP TO 1500 AMPS

FIRST CLASS PRESENTATION - CORPORATE FACILITY IN PRIME LOCATION

### LOCATION:

Located within the highly sought after Ford Land Seven Hills Business Park, 167 Prospect Highway is a brand new Premium A-Grade Warehouse and Office building due for completion in May 2020. The estate is 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:

FEATURES OF UNIT 18 INCLUDE:

Warehouse: 1398.5 sqm  
Office: 243.8 sqm  
TOTAL: 1642.2 sqm\*

- + On-site parking for 21 spaces
- + Undercover car parking option
- + 2 x On-Grade Roller Shutter doors providing great truck access
- + Dual access from both Prospect Highway and Powers Road
- + Fantastic presentation throughout.
- + Sub-Station providing circa 1500 AMPS

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

### RENT:

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

### AREA (SQM):

Office	243.80
Warehouse	1,398.40
<b>Total</b>	<b>1,642.20</b>

### OUTGOINGS:

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

### PARKING:

21 spaces

### COMMENTS:

+ AVAILABLE NOW

### CONTACT:

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### Sydney North

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Level 1, 67 Christie Street  
St Leonards NSW 2065

### Sydney West

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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.