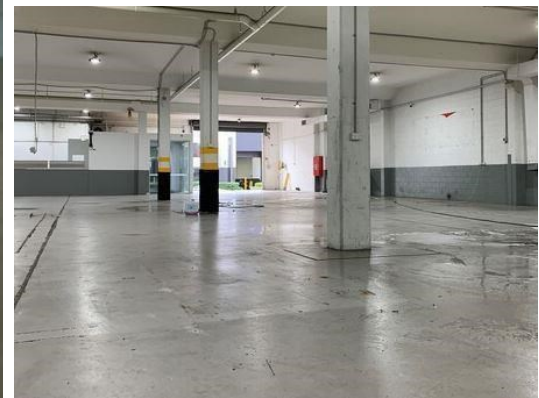




# For Lease



## 60-62 Hotham Parade ARTARMON

### Warehouse + Office

#### Fantastic Office/Warehouse

##### LOCATION:

Prominently situated in busy Hotham Parade. Well serviced by the train line and major arterials, only 10 minutes to Sydney CBD.

##### DESCRIPTION:

- Only 10 minutes to Sydney CBD
- Roof top car spaces up to 15 space
- Cafés, child care and shopping close by

This property offers a high clearance clear span warehouse up to 5.5 approx metres high with semi-trailer access over two levels approx 1765m2 with mezzanine office space of approx 174m2.

The property is located 50 meters off the pacific highway surrounded by car dealers and other panel beaters. The property also has loads of roof top car spaces up to 15 approx spaces available.

This site has direct access into the Lane Cove tunnel and then the M2/M7 Highway. Public transport is a short walk away on Pacific Highway and shuttle bus to the St Leonards Station. There are cafés, child care and shopping facilities close by for your staff. The Home HQ Homemaker Centre and a large Bunning Hardware store are close to this prime industrial real estate.

##### RENT:

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

##### AREA (SQM):

Warehouse	1,000.00
<b>Total</b>	<b>1,000.00</b>

##### OUTGOINGS:

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

##### PARKING:

15 car spaces

##### COMMENTS:

Available NOW

##### CONTACT:

**Michael Wydeman**  
0411 221 405  
Michael.Wydeman@propertyfox.com.au

T 02 9438 1888    E enquiry@propertyfox.com.au    W propertyfox.com.au

#### Sydney CBD

Suite 8.03  
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.