



For Lease



47-51 Dickson Avenue ARTARMON LOWER GROUND

Large Scale Industrial Facility

LOCATION:

The property enjoys substantial frontage to Dickson Avenue and provides dual access from Whiting Street. The property provides easy access to the Gore Hill Freeway and the M2 Motorway.

DESCRIPTION:

- Site Area: 2,207 sqm*
- Lower Warehouse: 1,590 sqm*
- Onsite Parking

Within one of Artarmon's prominent industrial districts, Dickson Avenue offers an expansive industrial facility sprawling across two street frontages and offers a layout that will cater to a variety of uses.

FEATURES INCLUDE:

- + Previously a Metal recycling Facility
- + Site Area: 2,207 sqm
- + Leasing Options
- Lower Warehouse: 1,589.50 sqm
- + Zoned IN1 Industrial
- + Dual Street and drive through access
- + Existing Crane and Rails
- + Weigh Stations
- + Basement Parking/Additional Storage/Warehouse areas
- + Office areas and amenities
- + 40 m* frontage to Dickson Avenue (approx.)
- + 5 km* to Sydney CBD

+ Contact Ben Lindsay on 0421 248 587 or Michael Wydeman on 0411 221 405 to inspect.

RENT:

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

AREA (SQM):

Office	30.70
Warehouse	1,558.80
Total	1,589.50

OUTGOINGS:

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

PARKING:

Onsite Parking Available

COMMENTS:

+ Available Now

CONTACT:

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

Ben Lindsay
0421 248 587
Ben.Lindsay@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.