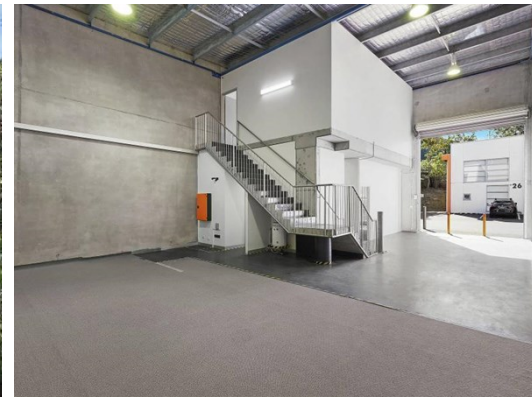


# FOR LEASE



## Unit 23, 252 New Line Road, DURAL 2158

Modern warehouse in the heart of Dural !



- Tranquil location with leafy outlook
- Wide driveways with great truck access
- Walk to cafes, restaurants & golf range
- Light filled, A/C office + boardroom
- Motorised roller door - high clearance

### Location

Located in the heart of the Dural Business Park. Be surrounded by long standing, blue chip tenancies such as Repco, Autobarn and Petstock. Bunnings next door, plus cafes, restaurants and a golf driving range, all within walking distance. Close proximity to Castle Hill, Pennant Hills Road, Old Windsor Road and M2/M7.

### Description

This modern property is sure to impress. Be greeted with an executive style boardroom upon entry and great sized warehouse. Upstairs is a modern air-conditioned office, with floor to ceiling glazing allowing plenty of natural light. Great truck access and plenty of on-site parking.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	44
<b>Warehouse m<sup>2</sup>:</b>	140
<b>Total Area m<sup>2</sup>:</b>	184
<b>Rent:</b>	\$38,500 + O/G + GST
<b>Outgoings pa:</b>	Payable by Tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	2
<b>Contact:</b>	
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au
	<b>Lee Pascoe</b> 0408 687 344 lee@partnercom.com.au

[partnercom.com.au](http://partnercom.com.au)

101B/ 8 Century Circuit, NORWEST

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