

# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 34, 5 Gladstone Road, CASTLE HILL 2154

**FLEXIBLE LEASE TERMS - 1st Class office/warehouse. Impress staff & clients**

- 111m2 - Level 1 A/C office
- Plus 37m2 of GF office/showroom
- 145m2 of warehouse
- Flexible lease terms

### Location


In the heart of Castle Hill Industrial Zone with a great café on site and a variety of gyms as well.

Two streets away from Bunnings Hardware & Castle Hill Tavern. 3 minutes to Norwest Business Park which has restaurants, shopping centre, banks and hotels. 5 minute drive to M2/M7 motorway.

### Description

A quality office/warehouse which will impress your staff and visiting clients. This modern unit has been upgraded with quality finishes throughout. Ground floor room off entrance (37m2) is air conditioned space which can either be showroom/boardroom or additional office area.

Level 1 office is bright, modern and has fitout. Second set of stairs leads to 145m2 warehouse, of which 85sqm is high clearance & remaining area is tech. space/storage or a great staff break out area.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	145
<b>Warehouse m<sup>2</sup>:</b>	148
<b>Total Area m<sup>2</sup>:</b>	293
<b>Rent:</b>	\$62,995 + O/G + GST
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	7
<b>Contact:</b>	
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101B/ 8 Century Circuit, NORWEST

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