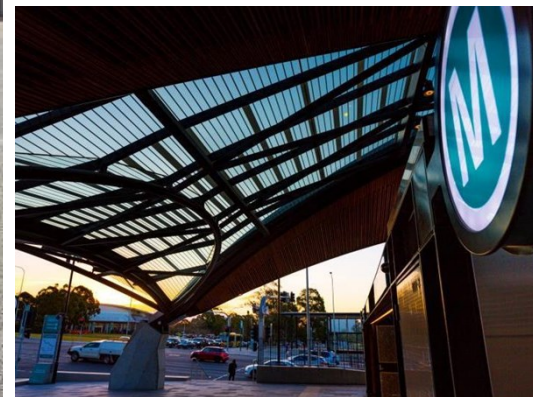


# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 40-41, 7 Salisbury Road, CASTLE HILL 2154

Two warehouses combined - Great truck access !

- 229sqm warehouse + 35sqm office
- Two warehouses combined
- Directly opposite Bunnings
- 3 Parking spaces (more available)
- Cafes, gyms and train station close by

### Location

Located in the heart of the Castle Hill Trading Zone, with great cafes next door and a variety of gyms moments away.

Directly opposite Bunnings and walking distance to Castle Hill Tavern. Close to the Castle Hill train station, with direct access to Windsor Road and only moments to the M2 and M7 Motorway.

### Description

A rare commodity, with double width frontage and double roller doors to maximise warehousing requirements. Perfect for container unloading or use it for additional parking out the front.

A generous 229sqm warehouse, with 35sqm air-conditioned office all across one level. Pylon signage available at the front of the estate with maximum exposure to Bunnings.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	35
<b>Warehouse m<sup>2</sup>:</b>	229
<b>Total Area m<sup>2</sup>:</b>	264
<b>Rent:</b>	\$49,800 net + Outgoings + GST
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	3
<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

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101B/ 8 Century Circuit, NORWEST

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