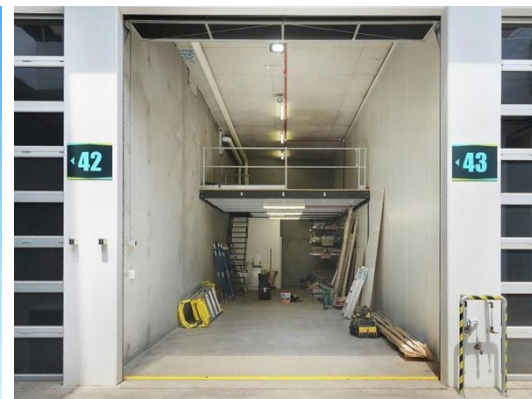


# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 3, 62 & 43, 14 Loyalty Road, NORTH ROCKS 2151

No Bond, No Outgoings, Monthly Lease Available

- NO BOND & NO OUTGOINGS
- MONTHLY LEASE TERMS AVAILABLE
- SIZES FROM 62SQM - 200SQM
- 3 years old + 38 HD Cameras

### Location

Quick access to major roadways & streets to North Parramatta and James Ruse Drive. 5 minutes to the M2 and 10 minutes to the M4 motorway.

No bottle necks of traffic with multiple route options available. Plenty of designated and visitor parking onsite plus unlimited street parking.

### Description

- No 3 month bond – use cash for 3 months rent instead!
- Need a secure high clearance warehouse with an office/mezzanine?
- A small business requiring office and storage?
- Looking to temporarily relocate?
- Store your tradesman's materials, tools, machines etc.
- Store your special cars, motorbikes or campervan?
- Night time static guard with 38 security cameras

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	N/A
<b>Warehouse m<sup>2</sup>:</b>	62
<b>Total Area m<sup>2</sup>:</b>	62
<b>Rent:</b>	\$1,800 - \$4,400 Monthly
<b>Outgoings pa:</b>	N/A
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	1
<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

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Partner Commercial Property has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Partner Commercial Property accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [partnercom.com.au](http://partnercom.com.au).

# FOR LEASE



Warehouse or Tradesman's Unit Available:

62sqm Unit

Warehouse 40sqm

Mezzanine 22sqm

\$1,800 + GST per month (no outgoings)

200sqm Unit

Warehouse 34sqm

Mezzanine 22sqm

\$4,400 + GST per month (no outgoings)

You will not find better value anywhere!

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

101B/ 8 Century Circuit, NORWEST

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Partner Commercial Property has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Partner Commercial Property accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [partnercom.com.au](http://partnercom.com.au).