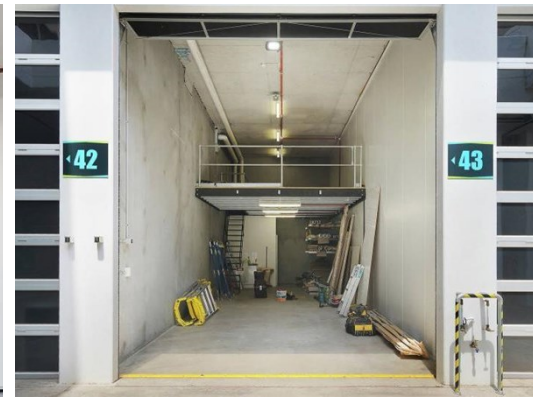


# FOR SALE

**partner**  
COMMERCIAL PROPERTY



## Various, 14 Loyalty Road, NORTH ROCKS 2151

95% SOLD - LAST FEW REMAINING - Tradesman / Storage / Workshop - Starting @ \$305K

- 2 Year, 6% NET lease back on offer
- Vacant or great investment
- Warehouses from 44sqm up to 59sqm
- Static Security Guard + 38 HD Cameras
- Only 3 years old
- WHAT FANTASTIC VALUE!!

### 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

These "as new" units are in high demand and almost sold out. Perfect as an investment with outstanding 6% NET rental return, or simply move in..

- Need a secure high clearance warehouse with mezzanine?
- A small business requiring office and storage?

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	N/A
<b>Warehouse m<sup>2</sup>:</b>	57
<b>Total Area m<sup>2</sup>:</b>	57
<b>Asking Price:</b>	\$305 - 336K
<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.

# FOR SALE



- Need to empty out your garage?
- Store you tradesman's materials, tools, machines etc.
- Store your special cars, motorbikes or campervan?
- Available Vacant or with 2 yr. rental guarantee returning 6% + Net
- NO GST on the advertised sale price if investment
- Night time static guard with 38 security cameras
- 3 year old modern complex

50sqm Unit

Warehouse 30sqm

Mezzanine 20sqm

\$305,000 + NO GST

57sqm Unit

Warehouse 34.5sqm

Mezzanine 22.5sqm

\$336,000 + NO GST

This could very well be Sydney's cheapest warehouses in a very desirable location!

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

101B/ 8 Century Circuit, NORWEST