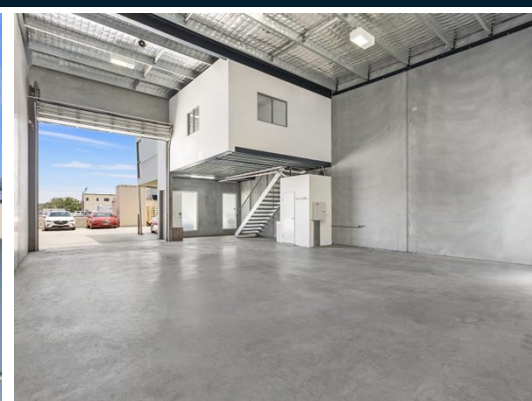


# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 117, 7 Hoyle Avenue, CASTLE HILL 2154

### MODERN - HIGH CLEARANCE WAREHOUSE -

- Airconditioned office + opening windows
- Plenty of staff and visitor parking
- Great truck access
- Security surveillance through complex
- 7 metre high clearance warehouse

#### Location

Positioned in the heart of the Castle Hill Trading Zone. Moments from Windsor Road, M2 and the M7 Motorway, cafes, Bunnings & gyms. Norwest Business Park restaurants & shops are only streets away.

#### Description

Well presented high-clearance clear-span warehouse with motorised glass panel roller door, plus windows through the warehouse offering loads of natural light. Airconditioned mezzanine office with operable windows to let fresh air into the office.

Staff and visitors will benefit from the abundance of onsite parking plus street parking out front. Easy truck access on site and only a few streets from the M2 & M7 motorway and the Norwest Business Park.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	51
<b>Warehouse m<sup>2</sup>:</b>	125
<b>Total Area m<sup>2</sup>:</b>	176
<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>	4
<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.