

# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 8, 10 Victoria Avenue, Castle Hill 2154

### PRIME LOCATION - CASTLE HILL TRADING ZONE



- Positioned on the main strip - Vic Ave.
- Plenty of staff and visitor parking
- Great truck access + 7 metre clearance
- Direct access to Victoria Ave, M2 & M7
- Short walk to train, gym, cafes & Tavern

#### Location

Located in the heart of the Castle Hill Trading Zone. Quick access to Windsor Road, M2 and M7. Short walk to Castle Hill Tavern, gyms, cafes, Bunnings and the Metro Rail Station.

#### Description

Great opportunity to be positioned in a high demand industrial complex along Victoria Avenue. A popular size warehouse which offers great truck access and unloading facilities. Plenty of staff and allocated visitor parking, this unit is sure to impress. This unit will go quickly!

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	45
<b>Warehouse m<sup>2</sup>:</b>	137
<b>Total Area m<sup>2</sup>:</b>	182
<b>Rent:</b>	\$38,220 + O/G + 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
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101B/ 8 Century Circuit, NORWEST

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