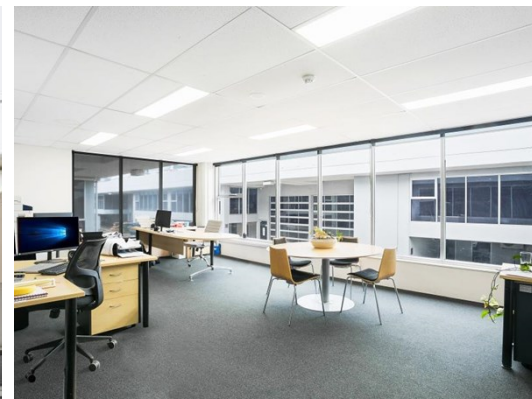


# FOR LEASE



## Unit 25, 7 Hoyle Avenue, CASTLE HILL 2154

**NO BOND, NO OUTGOINGS - MONTHLY LEASE AVAILABLE (OFFICE / WAREHOUSE)**

- NO BOND & NO OUTGOINGS
- MONTHLY LEASE TERMS AVAILABLE
- Modern high clearance warehouse
- Airconditioned office + opening windows
- Plenty of staff and visitor parking



### 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>	50
<b>Warehouse m<sup>2</sup>:</b>	110
<b>Total Area m<sup>2</sup>:</b>	160
<b>Rent:</b>	\$43,000 Gross (No 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

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101B/ 8 Century Circuit, NORWEST