

# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 2, 30-32 Artisan Road, SEVEN HILLS 2147

### 829SQM REFURBISHED INDUSTRIAL UNIT WITH EXPOSURE

- 161sqm office + 668sqm warehouse
- Up to 7 metre high clearance
- Street exposure
- Plenty of onsite parking
- Easy truck access



#### Location

Two streets from M2 & M7 Motorway offering a great central location. One street off Old Windsor Rd which joins James Ruse Drive and Cumberland Highway (connects to the M4 Motorway)

#### Description

Prime street exposure, located in a well maintained industrial development with onsite 24/7 Fitness Gym & Kennards Hire. Fully refurbished office with three walls of floor to ceiling reflective glazing. The warehouse has 7 metre high clearance. Plenty of parking available + wide driveways for easy truck access.

Call today to inspect !

Property Type:	Industrial
Office m²:	161
Warehouse m²:	668
Total Area m²:	829
Rent:	\$182,668 + O/G + GST
Outgoings pa:	Payable by tenant
GST	All prices are exclusive of GST
Parking Spaces:	17
Contact:	
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101B/ 8 Century Circuit, NORWEST

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