

# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 6, 4 Money Close, ROUSE HILL 2155

**248sqm - Great truck access onsite + high clearance warehouse - like new!**

- 45sqm A/C office
- 203sqm warehouse
- 6 car spaces + visitor
- Close to Rouse Hill shops

### Location

Just streets away from Windsor Road located on a quiet, wide road setting, making it easy for truck access, deliveries and the luxury of no traffic congestion to deal with.

Streets from Bunnings Hardware, The Australian Brewery, Rouse Hill Village Centre and lots of fast food outlets along with The Fiddler pub. Only 5 minutes drive to the M2 & M7 motorway.

### Description

Arguably one of the best office/warehouse developments in Rouse Hill. Level 1 - 48sqm corner office with two walls of floor to ceiling glass, bright, modern, A/C, open plan with new roller blinds + paint.

The warehouse has a large motorised roller door offering high-clearance clear-span space - excellent cubic capacity storage. Wide driveways and 2 entry/exit points - excellent and stress free for deliveries.

<b>Property Type:</b>	Industrial
<b>Office m²:</b>	45
<b>Warehouse m²:</b>	203
<b>Total Area m²:</b>	248
<b>Rent:</b>	\$55,800 + GST + O/G
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	0
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**101B/ 8 Century Circuit, NORWEST**

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