

# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 120, 14 Loyalty Road, NORTH ROCKS 2151

177SQM UNIT – NO BOND, NO OUTGOINGS, MONTHLY LEASE TERMS

- The best complex in North Rocks
- 129sqm high clearance warehouse
- 48sqm A/C mezzanine office
- No bond & monthly lease terms
- Plenty of staff and visitor parking

### Location

Quick access to major roadways & streets to North Parramatta and James Ruse Drive. 5 minutes to the M2 and 10 minutes to the M4 motorway.

No bottle necks of traffic with multiple route options available. Plenty of visitor parking onsite plus unlimited street parking.

### Description

129sqm modern high clearance warehouse with motorised glass panel roller door. 48sqm air conditioned office with operable windows to allow fresh air and windows for viewing warehouse area.

You won't find better terms - No bond required, instead use cash for first 3 months rent. Plus flexibility of either monthly or long term lease to suit your requirements !

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	48
<b>Warehouse m<sup>2</sup>:</b>	129
<b>Total Area m<sup>2</sup>:</b>	177
<b>Rent:</b>	\$4850 + GST Per Month
<b>Outgoings pa:</b>	N/A
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	4
<b>Contact:</b>	
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101B/ 8 Century Circuit, NORWEST

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