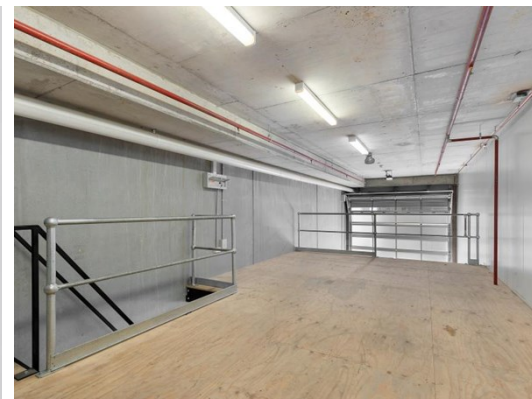
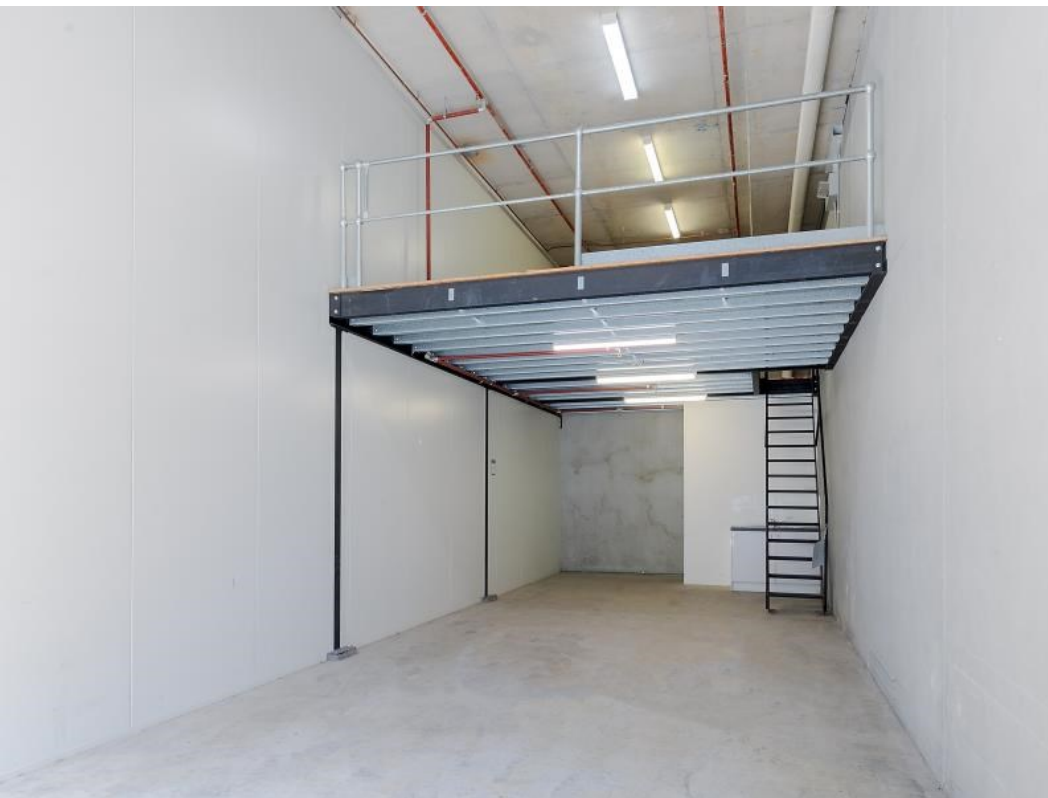


# FOR LEASE



## Unit 40, 14 Loyalty Road, NORTH ROCKS 2151

88SQM UNIT – NO BOND, NO OUTGOINGS, MONTHLY LEASE TERMS

- The best complex in North Rocks
- 56sqm high clearance warehouse
- 32sqm mezzanine
- No bond & monthly lease terms
- Workshop, tradies unit or storage

### 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

Great cost effective workshop or tradesman's unit. 56m2 modern high clearance warehouse with motorised glass panel roller door + 3 phase power. 32m2 mezzanine. Undercover loading, container drop off provisions, and concrete ceiling to keep stock cool all year round.

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>	N/A
<b>Warehouse m<sup>2</sup>:</b>	88
<b>Total Area m<sup>2</sup>:</b>	88
<b>Rent:</b>	\$3,200 + GST Gross Per Month
<b>Outgoings pa:</b>	N/A
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	1
<b>Contact:</b>	
	<b>Julian Shankland</b> 0447 850 414 julian@partnercom.com.au
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au

[partnercom.com.au](http://partnercom.com.au)

101B/ 8 Century Circuit, NORWEST