

FOR SALE

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COMMERCIAL PROPERTY

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Unit G15, 5 Money Close, ROUSE HILL 2155

239sqm - New Quality Development + Street Exposure + Massive 9m Clearance!

- Brand new development!
- Invest or occupy NOW
- 169sqm warehouse + 70sqm A/C office
- Massive 9 metre height clearance
- Onsite café + moments to M2/M7



Location

Moments from Windsor Road, on a quiet, wide road setting making it easy for truck access/deliveries and 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

A rare opportunity to purchase a brand new factory (ready to move in), located in a very attractive, high end development delivered by Total Constructions (builders of The Rouse Hill Town Centre). 169sqm ground floor warehouse (massive 9m high clearance!) and 70sqm airconditioned office. Undercover loading (huge awning over roller door), street exposure and plenty of visitor and street parking. Occupy now, or great investment at a very attractive price !

Property Type:	Industrial
Office m²:	70
Warehouse m²:	169
Total Area m²:	239
Asking Price:	\$1.35m - \$1.45m
GST	All prices are exclusive of GST
Parking Spaces:	4
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101B/ 8 Century Circuit, NORWEST

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