

# FOR SALE



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## Unit G15, 5 Money Close, ROUSE HILL 2155

**New Industrial Unit - 239sqm. Massive 9m High Warehouse Clearance!**

- Brand new unit!
- Invest or occupy NOW
- Expected net rental \$62,140 pa
- 169sqm warehouse + 70sqm A/C office
- Massive 9 metre height clearance

### 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

Rare opportunity to buy a brand new industrial unit located in a quality, high-end development built 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, plenty of visitor and street parking. Occupy now or great investment at a very attractive price !

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	70
<b>Warehouse m<sup>2</sup>:</b>	169
<b>Total Area m<sup>2</sup>:</b>	239
<b>Asking Price:</b>	\$1,395,000
<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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