

# FOR LEASE



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## Unit 117, 7 Hoyle Avenue, CASTLE HILL 2154

### 185sqm Modern High Clearance Warehouse + Prime Position

- Impressive industrial development
- 57sqm office - operable windows + A/C
- 128sqm high clearance warehouse
- Piccolo Me Cafe onsite
- Direct access to Victoria Ave, M2 & M7


#### Location

Positioned in the heart of the Castle Hill Trading Zone. Moments from Windsor Road, M2 and the M7 Motorway, cafes, Bunnings & gyms. Norwest Business Park restaurants & shops are only streets away.

#### Description

Well presented high-clearance + clear-span warehouse with motorised glass panel roller door. Freshly painted & airconditioned mezzanine office, with operable windows to let fresh air into the office. Plenty of staff and visitor parking.

Staff and visitors will benefit from the abundance of onsite parking plus street parking out front. Easy truck access onsite and only a few streets from the M2 & M7 motorway.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	57
<b>Warehouse m<sup>2</sup>:</b>	128
<b>Total Area m<sup>2</sup>:</b>	185
<b>Rent:</b>	\$44,377 + OG + GST
<b>Outgoings pa:</b>	Payable by tenant
<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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