

# FOR LEASE

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COMMERCIAL PROPERTY

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## Unit 41, 7 Salisbury Road, CASTLE HILL 2154

196sqm Office/Warehouse (flexible office/tech/showroom) + Opposite Bunnings

- Great development + opposite Bunnings
- Flexible-office/showroom/warehouse/tech
- 83sqm mezz office - windows + A/C
- 113sqm high clearance w/h + storage
- Great truck access + container drop off
- Direct access to Victoria Ave, M2 & M7



### Location

Located in the heart of Castle Hill Trading Zone - across from Bunnings. Walk to gyms, cafes & the Castle Hill Tavern.

Streets away from Norwest Shopping Centre, lakeside restaurants & the Castle Hill Golf Club.

### Description

Providing a flexible layout with combined 83sqm office/showroom + 113sqm high clearance warehouse + technical space/storage. Freshly painted & airconditioned mezzanine office with operable windows to allow fresh air into the office. Staff and visitors will benefit from plenty of onsite parking plus street parking out front & convenience being located opposite Bunnings Warehouse & easy walk to Castle Hill Tavern. Great truck access + container drop off/loading.

Property Type:	Industrial
Office m <sup>2</sup> :	83
Warehouse m <sup>2</sup> :	113
Total Area m <sup>2</sup> :	196
Rent:	\$48,650 + O/G + GST
Outgoings pa:	Payable by tenant
GST	All prices are exclusive of GST
Parking Spaces:	4
Contact:	
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101B/ 8 Century Circuit, NORWEST

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