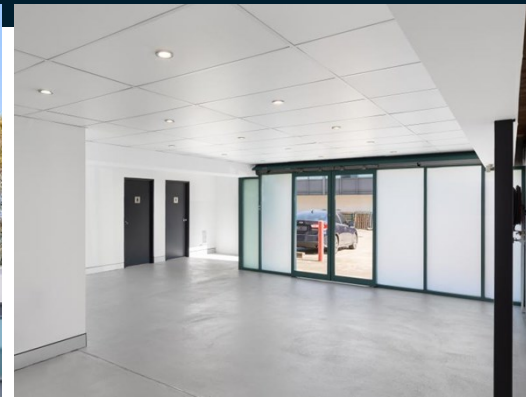


# FOR LEASE

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COMMERCIAL PROPERTY

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## Unit 21 & 22, 10 Victoria Avenue, Castle Hill 2154

Office/Warehouse/Showroom. 410sqm (Bonus 145sqm Storage mezz.)

- Highly sought after Vic Ave location
- Flexible - office/showroom/warehouse
- 105sqm A/C office (Bonus 145sqm mezz)
- 305sqm warehouse + showroom/storage
- Great truck access + container drop off
- Direct access off Victoria Ave, M2 & M7



### Location

Located in the heart of the Castle Hill Trading Zone. Quick access to Windsor Road, M2 and M7. Short walk to Castle Hill Tavern, gyms, cafes, Bunnings and the Metro Rail Station.

### Description

A rare commodity, with double width frontage and double roller doors to maximise warehousing/showroom requirements. Perfect for container unloading or simply additional parking out the front.

A generous 305sqm warehouse + technical space/showroom, with 105sqm mezz office + Bonus 145sqm mezz storage with sliding gate for pallets. Freshly painted throughout, carpeted & airconditioned mezzanine offices. Pylon signage at the front of the estate with maximum Victoria Ave exposure.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	105
<b>Warehouse m<sup>2</sup>:</b>	305
<b>Total Area m<sup>2</sup>:</b>	410
<b>Rent:</b>	\$106,600 pa net + GST + O/G
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	7
<b>Contact:</b>	
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au
	<b>Julian Shankland</b> 0447 850 414 julian@partnercom.com.au

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

101B/ 8 Century Circuit, NORWEST

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