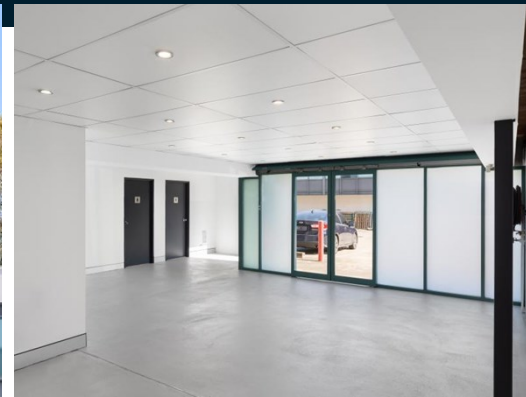


FOR LEASE

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COMMERCIAL PROPERTY

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

2 Units Available. 172sqm A/C Showroom & 238sqm High Clearance Warehouse

- Choice of two great units available
- 172sqm A/C showroom (+65sqm mezz)
- 238sqm warehouse (+65sqm mezz)
- Great truck access + container drop off
- Amazing café onsite + pylon signage opp.

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

Two fantastic offerings to choose from. Option 1 - 238sqm high clearance warehouse, including a second floor 40sqm A/C office (+Bonus 65sqm storage mezz). \$59,500 + O/G + GST.

Option 2- Rarely available, 132sqm ground floor A/C showroom (with automatic glass entry door), Level 1 40sqm A/C office (+ Bonus 95sqm storage mezz). \$50,740 + O/G + GST.

Brilliantly positioned central of Victoria Avenue, modern estate, container drop off provisions & pylon signage opportunity.

Property Type:	Industrial
Office m²:	105
Warehouse m²:	305
Total Area m²:	410
Rent:	Contact Agent
Outgoings pa:	Payable by tenant
GST	All prices are exclusive of GST
Parking Spaces:	7
Contact:	
	David Brae 0478 166 118 david@partnercom.com.au
	Julian Shankland 0447 850 414 julian@partnercom.com.au

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101B/ 8 Century Circuit, NORWEST

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