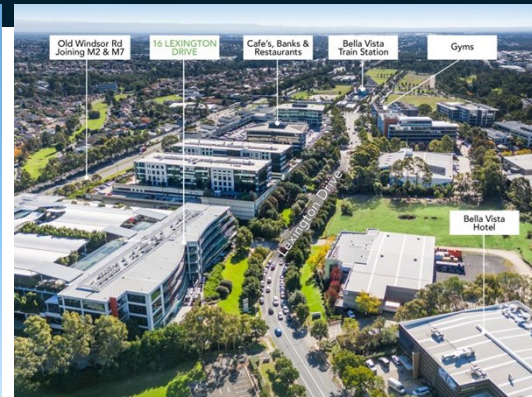


# FOR SALE



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## Unit 6, 16 Lexington Drive, BELLA VISTA 2153

Price Reduced To Sell. 1,262sqm for office, showroom, tech. and industrial users.



- 644sqm GLA mezzanine A/C office
- 618sqm GLA ground A/C office/tech./store
- +314sqm U/C loading/storage/parking area
- Ability change to high-clear. warehouse
- Train, bus, restaurants, cafes & gyms

### Location

Numerous cafes onsite with alfresco seating. Walk to multiple cafes, restaurants, gyms and only 50 metres to the Bella Vista Hotel. Bus stop and train station within walking distance. One street to Old Windsor Road + direct access onto the M2 & M7 Motorways.

### Description

Flexibility for office, showroom, tech. & industrial users. Originally 324sqm A/C mezzanine office - now extended & approved to 644sqm GLA (where the high clearance warehouse was), with stair & lift access. Ability to remove half of this office back to original high clearance warehouse. Ground floor 618sqm GLA, has reception, meeting/training rooms, offices, kitchen/break out area & IT room (all air-conditioned). Large roller door at rear with 314sqm of undercover exclusive use area, for unloading/storage &/or parking. 15 cars out front on title + 7 at rear + 13 additional car spaces currently leased - more car spaces are available for lease.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	644
<b>Warehouse m<sup>2</sup>:</b>	618
<b>Total Area m<sup>2</sup>:</b>	1,262
<b>Asking Price:</b>	\$6,795,000 + GST
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	35
<b>Contact:</b>	
	<b>Lee Pascoe</b> 0408 687 344 lee@partnercom.com.au
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au

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