FOR SALE



Scan to View Online Advert





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.

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

partnercom.com.au

101B/ 8 Century Circuit, NORWEST

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Partner Commercial Property has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Partner Commercial Property accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website partnercom.com.au.