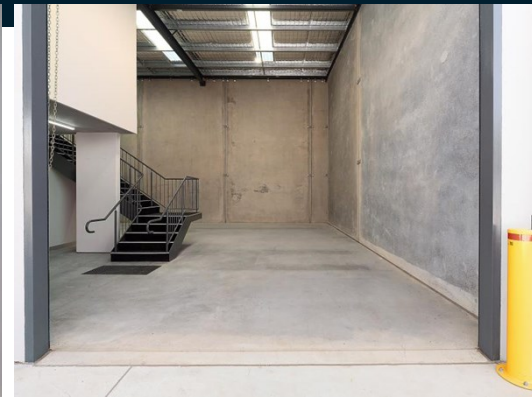


# FOR LEASE



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## Unit 14, 275 Annangrove Road, ROUSE HILL 2155

Brand New 161sqm Unit - Great access + high clearance warehouse – Occupy Now !

- Brand new development !
- Ready to occupy NOW !
- 38sqm air-conditioned office
- 123sqm high clearance warehouse
- Close to Rouse Hill shops + Bunnings

### Location

Situated directly off Annangrove Road (with easy access just off Limestone Road - a quiet private road). Large, wide driveways and multiple entrance/exits in this development make it easy for truck access and deliveries.

500m to Bunnings Hardware & The Australian Brewery. Rouse Hill Village Centre, lots of fast food outlets, gyms and the Fiddler pub are close by. 2 minutes to Windsor Road & short drive to the M2 & M7 motorway.

### Description

The latest & greatest development in Rouse Hill. 38sqm light filled A/C office + 123sqm warehouse, with kitchen plus bathroom with a shower. Large motorised roller door offering 7.5metre high-clearance clear-span warehouse - excellent cubic capacity storage. Wide driveways & 2 entry/exit points - excellent access & stress free for your deliveries.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	38
<b>Warehouse m<sup>2</sup>:</b>	123
<b>Total Area m<sup>2</sup>:</b>	161
<b>Rent:</b>	\$41,699 + GST + O/G
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	2
<b>Contact:</b>	
	<b>Julian Shankland</b> 0447 850 414 julian@partnercom.com.au
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au

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