

FOR SALE

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COMMERCIAL PROPERTY

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Unit 5E, 256 New Line Road, DURAL 2158

Invest or Occupy – Great industrial unit, adjacent to golf range in the centre of Dural



- Modern 336sqm unit with bushland outlook
- 133sqm A/C office - full height windows
- 203sqm warehouse - concrete roof
- 20ft container access & 7 car spaces
- Walk to cafes, restaurants, gym & golf

Location

Located in the heart of the Dural's industrial precinct, adjacent to the golf driving range. Walk to cafés, gyms, restaurants and The Vicar pub. Short drive to Castle Hill, Pennant Hills Road and Old Windsor Road (links up to M2/M7 Motorways).

Description

Modern 336sqm industrial unit. 203sqm of warehouse, located at the end of the complex, offering great truck accessibility and ability for 20ft container drop off. 133sqm of air-conditioned mezzanine office, with 3 walls of full height windows = loads of natural light. Reception/waiting area, 3 offices (or use 1 as a meeting room) plus open plan workstation area - save tens of thousands \$\$ in fit out cost. Bathrooms are on both levels. If you want a great unit, this will not disappoint you!

Property Type:	Industrial
Office m²:	133
Warehouse m²:	203
Total Area m²:	336
Asking Price:	\$1,925,000 + GST
GST	All prices are exclusive of GST
Parking Spaces:	7
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