

# FOR LEASE

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COMMERCIAL PROPERTY

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## Unit 11, 7 Salisbury Road, CASTLE HILL 2154

195sqm (+ massive 170sqm bonus mezzanine) + Opposite Bunnings

- Great development + opposite Bunnings
- Flexible-office/showroom/warehouse/tech
- Bonus 170sqm mezz A/C office
- 195sqm warehouse with 3 phase power
- Direct access to Victoria Ave, M2 & M7

### Location

Located in the heart of Castle Hill Trading Zone - across from Bunnings. Walk to gyms, cafes & the Castle Hill Tavern.

Streets away from Norwest Shopping Centre, lakeside restaurants & the Castle Hill Golf Club.

### Description

Providing a flexible layout with a massive 170sqm A/C bonus mezzanine and 195sqm warehouse (part high clearance with racking) together with mid clearance technical / storage space and 3 phase power. The complex offers great truck access + container drop off/loading. Staff and visitors will benefit from allocated onsite parking plus additional street parking out front & convenience being located opposite Bunnings Warehouse & easy walk to Castle Hill Tavern.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	N/A
<b>Warehouse m<sup>2</sup>:</b>	195
<b>Total Area m<sup>2</sup>:</b>	195
<b>Rent:</b>	\$50,700 pa + O/G + GST
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	4
<b>Contact:</b>	
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101B/ 8 Century Circuit, NORWEST

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