

# FOR LEASE



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## Unit 7, 9 Hudson Ave, CASTLE HILL 2154

Cheap Rental (264m<sup>2</sup>) – Immaculate Corner Office/Warehouse + Opposite Bunnings

- Great development + opposite Bunnings
- Freshly painted & new carpets
- 48sqm A/C office
- 216sqm Warehouse (incl. Part A/C office)
- 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

Immaculately presented, corner office/warehouse in a very popular complex, with 7 allocated car spaces at your door and great truck access. 216sqm on the ground floor, comprising of high clearance warehousing and part A/C showroom / tech / office space. A further 48sqm A/C mezzanine office fitted with 2 (glass partitioned) offices and sitting area. Plenty of additional street parking, and convenience of being opposite Bunnings warehouse & easy walk to Castle Hill Tavern.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	48
<b>Warehouse m<sup>2</sup>:</b>	216
<b>Total Area m<sup>2</sup>:</b>	264
<b>Rent:</b>	\$54,058.36 pa + O/G + GST
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	7
<b>Contact:</b>	
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101B/ 8 Century Circuit, NORWEST

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