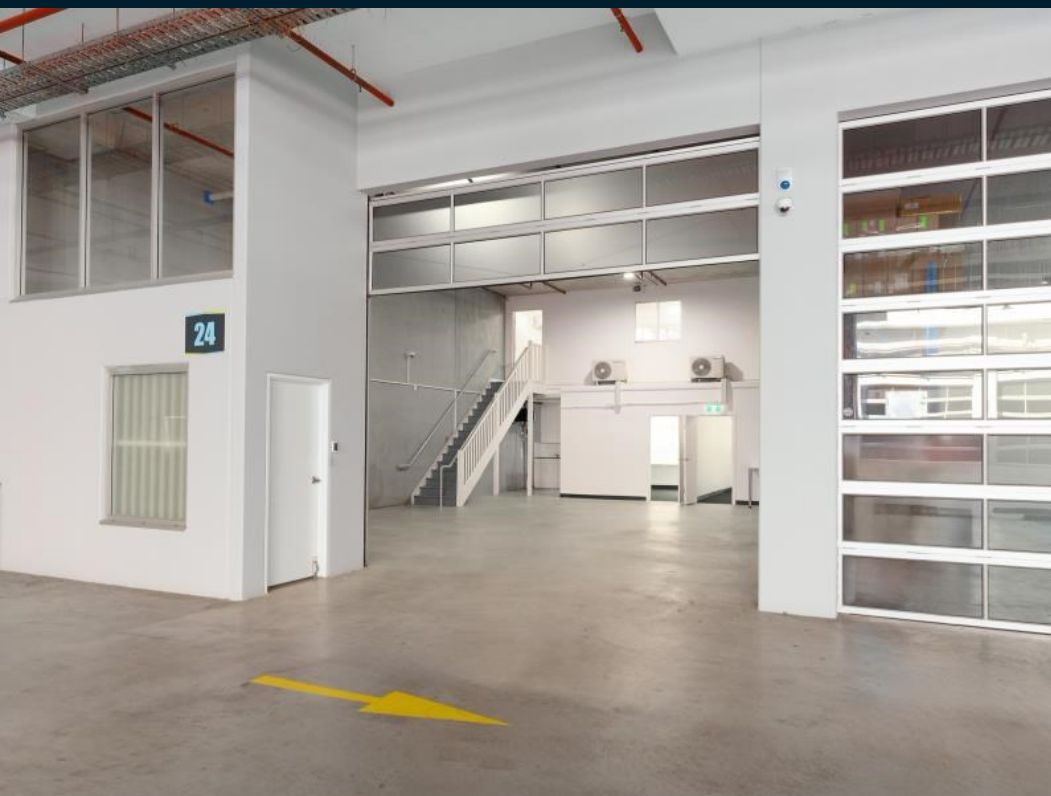


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Unit 24, 14 Loyalty Road, NORTH ROCKS 2151

BEST DEVELOPMENT IN NORTH ROCKS - UNDERCOVER LOADING & PARKING

- The best complex in North Rocks
- 154sqm high clearance warehouse
- 46sqm A/C mezzanine office
- All undercover loading
- Plenty visitor/staff + street parking

Location

Quick access to major roadways & streets to North Parramatta and James Ruse Drive. 5 minutes to the M2 and 10 minutes to the M4 motorway.

No bottle necks of traffic with multiple route options available. Plenty of visitor parking onsite plus unlimited street parking.

Description

Rarely available 200sqm industrial unit in a tightly held development. 46sqm A/C office with operable windows for fresh air and leafy outlook. 154sqm high clearance warehouse with concrete roof which offers moderate temperatures all year round, under cover loading & parking + allocated secure basement parking. Heaps of on-street parking, with a second entry point from the street for visitors or staff to go straight in to the ground floor boardroom.

Property Type:	Industrial
Office m²:	46
Warehouse m²:	154
Total Area m²:	200
Rent:	\$58,000 + O/G + GST
Outgoings pa:	Payable by tenant
GST	All prices are exclusive of GST
Parking Spaces:	4
Contact:	
	Julian Shankland 0447 850 414 julian@partnercom.com.au
	David Brae 0478 166 118 david@partnercom.com.au

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101B/ 8 Century Circuit, NORWEST

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