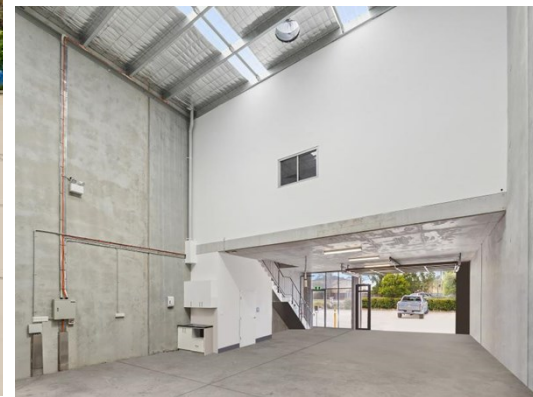


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## Unit 2, 591 Withers Road, Rouse Hill 2155

### Street Facing Warehouse / Showroom With Large Signage Panel


- Street Facing Warehouse With Signage
- 216sqm (76sqm office + 140sqm warehouse)
- 6 Parking spaces at your door + visitors
- Anytime Fitness & café next door
- Minutes to Windsor Rd, M2 & M7

#### Location

Street facing unit with prominent signage exposure, to passing traffic on Withers Road. 50 metres to Anytime Fitness, Concept Coffee + new pizza shop. Minutes to Bunnings, The Australian Brewery, Rouse Hill Village & Major Shopping Centre with lots of fast food options, gyms and The Fiddler pub. 5 minutes to Windsor Road.

#### Description

Prime Withers Road exposure, with large signage panel included. 6 designated car spots out front plus visitor parking. 140sqm high clearance warehouse with a motorised glass roller door. This space would also make an ideal showroom. 76sqm mezzanine office (air-conditioned) with operable windows allowing plenty of fresh air and natural light. This is a rare opportunity - book an inspection now !

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	76
<b>Warehouse m<sup>2</sup>:</b>	140
<b>Total Area m<sup>2</sup>:</b>	216
<b>Rent:</b>	\$62,640 pa net + O/G + GST
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	6
<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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