

# FOR LEASE

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COMMERCIAL PROPERTY



## Unit B & C, 2 Hudson Avenue, CASTLE HILL 2154

**TWO REFURBISHED OFFICE / WAREHOUSES. From 1,212sqm to 2,433sqm**

- Unit B (1,214 sqm) or Unit C (1,209sqm)
- Choose 1 or both side by side 2,423sqm
- Refurbished offices & plenty U/C parking
- 7.5 metre high, clear span warehouse
- Quick access to Windsor Rd, M2 & M7

### Location

Opposite the Virgin Active Gym, just off Windsor Road with quick access to M2 & M7 Motorway. A street away from Castle Hill Tavern, gyms, cafes, Bunnings and Norwest Business Park (Shopping Centre, banks, cafes, bars & restaurants).



Plenty of parking on site (majority undercover) and unrestricted street parking. Tick, tick, tick - this office/warehouse has it all!

### Description

2 warehouses side by side available to lease separately or combined.

Refurbished offices with new carpet tiles, fresh paint & new LED lighting. One unit has office fit out, the other offers open plan office (on mezzanine level). Ground floor office area alternative uses - showroom / office / technical space or low clearance storage. Book an inspection now !

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<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	238
<b>Warehouse m<sup>2</sup>:</b>	971
<b>Total Area m<sup>2</sup>:</b>	1,209
<b>Rent:</b>	\$145sqm + GST
<b>Outgoings pa:</b>	Payable by Tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	0
<b>Contact:</b>	
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au
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101B/ 8 Century Circuit, NORWEST

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