



## Brand New Industrial Unit

Industrial/Warehouse • Showrooms/Bulky Goods

28/1 Prime Drive, Seven Hills, NSW 2147

**Floor Area:** 366 m<sup>2</sup>

### Property Description

- \* 263 sqm unit with 103 sqm mezzanine
- \* 4 car spaces
- \* Onsite cafe and on-grade car parking
- \* Three-phase power
- \* Motorised roller doors
- \* Container access available
- \* Close proximity to M2 and M7 Motorway
- \* Prominent corner unit with great exposure to Powers Road
- \* Total outgoings \$14,760 per annum + GST (approx)

For information or to organise an inspection, please contact Exclusive Agent Alex Hezari on 0404 040 239

Please note that all our inspections are conducted in accordance with the strict guidelines set by our government in respect to COVID-19. Our office is adhering to all recommended measures such as social distancing, personal hygiene and inspection attendee limits to ensure the safety of our team members and clients.

### Leased

Leased: Tue 08-Dec-20

### Additional Details

#### Car Spaces

4



**Alex Hezari**

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**Taylor Nicholas - Hills**

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