



High Clearance Industrial Unit, Top Location, Highly Sought After Complex

Industrial/Warehouse • Offices • Retail

J9, 5-7 Hephher Rd, Campbelltown, NSW 2560

Floor Area: 161 m²

Property Description

- **Modern High Clearance Clean Unit**
- **Top Location**
- **Affordable**

Don't Miss - This affordable, well presented, 161 m2 modern warehouse/factory unit in a secure, strata complex within minutes of Campbelltown's CBD and Railway Station with easy access to the Hume Motorway, M5 & M7.

The mezzanine open plan office 29 m2 has quality blinds, enviable views, downlights, split system A/C, plenty of natural light and is accessed via internal stairs from the factory floor. There is also a storage area located adjacent to the office of 21 m2.

The warehouse offers 111 m2, of space, unisex toilet, kitchenette, a container height roller door and additional storage space under the stairs.

The unit features:

- IN2 zoning Campbelltown City Council
- 2 car parking
- Ample additional/visitor parking
- Drive through to unit
- Concrete driveway
- Canteen in the complex
- 3 year lease...

Leased

Leased: Fri 03-Jun-22

Additional Details

Building Whole	Tenure Type Vacant Possession
Municipality Campbelltown City Council	Car Spaces 2
Lease Expiry May 31, 2022	Lease Term 3 Years
Zoning IN2 Light Industrial	Parking Comments Ample Additional Parking On-Site



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