



## Parramatta Road office/warehouse

Leased

Leased: Tue 01-Jan-19

Industrial/Warehouse

Silverwater, address available on request

### Floor Area:

769 m<sup>2</sup>



## Property Description

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- **Huge exposure to passing traffic**
- **50/50 office to warehouse ratio**
- **Modern estate with café on site**

Prominently located on the corner of Parramatta Road and Silverwater Road. This location is a key distribution hub.

A significant high profile office / warehouse and commercial development in the heart of Silverwater. The estate accommodates both conventional office/showroom and warehouse accommodation or straight commercial office space for lease within the multi story towers on-site. The estate features a huge amount of off-street secure parking of which over 200 spaces are under-cover. Each tenancy has allocated parking with additional spaces available by negotiation.

The estate is modern and well maintained with Property Manager and Building Supervisors on site plus after hours security patrols. A café within the estate also provides added amenity.

Extremely well located unit in popular business park environment. Ratio of office to warehouse is 50/50, however office area can be increased or decreased in size. Warehouse clearance is 6.6m to 8m with access via 1 container height roller shutter. The unit will be refurbished throughout prior to occupation for a new tenant.

NB: Photos are indicative of the future refurbishment of unit 7.

## Additional Details

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**Car Spaces**  
11

**Zoning**  
B6 Enterprise  
Corridor

**Parking  
Comments**  
Approximately 11  
spaces



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