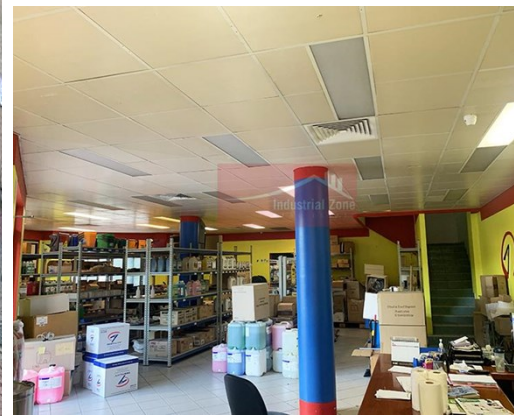
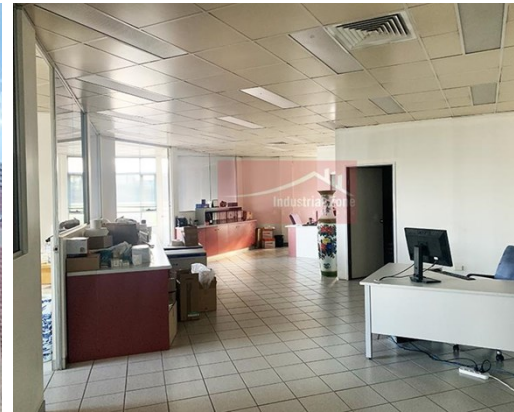


# For Lease

Unit 3 53-57 Cosgrove Road STRATHFIELD SOUTH










## HIGH PROFILE INDUSTRIAL SITE

### Description

- \* Double access points via Gould Street & Cosgrove Road
- \* 152m<sup>2</sup> of ground floor showroom with level 1 office of 220m<sup>2</sup>
- \* 232m<sup>2</sup> of warehouse with internal height up to 7 metres
- \* 4 parking spaces plus rear loading access
- \* Available with 2 weeks prior notice

All dimensions and figures are approximate.

Unless stated, all prices quoted are exclusive of GST.

|  |  |
|--|--|
|  <b>Parking</b>        |  <b>Showroom Area</b>   |
| 4  | 150m <sup>2</sup>  |
|  <b>Warehouse Area</b> |  <b>Office Area</b>     |
| 220m <sup>2</sup>  | 220m <sup>2</sup>  |
|  <b>Loading Dock</b>   |  <b>Internal Height</b> |
| Rear loading access  | Up to 7 metres   |
|  <b>Availability</b>   |  |
| Available with 2 weeks notice  |  |

|                           |             |     |
|---------------------------|-------------|-----|
| <b>Building Area sqm:</b> | Office      | 220 |
|                           | Showroom    | 152 |
|                           | Warehouse   | 232 |
|                           | Total Area: | 604 |

**Asking Rent:** \$96,640 Pa Net + GST

**Outgoings:** \$21,917 Pa approx

**Zoning:** IN1 General Industrial

**Council:** Strathfield Municipal



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