

# For Lease

Unit 2 123-125 Fairford Road PADSTOW



## THE TRIFECTA - Warehouse + Showroom + Office on M5 Corridor

### Description

- \* Located on Fairford Rd adjacent to the M5 on-ramps
- \* Modern showroom with combination of warehouse & mezzanine
- \* Container accessible site with onsite parking
- \* Ideal for businesses requiring high office / showroom content
- \* Warehouse with 5.7m upto 6.7m internal clearance with good natural light

### Available areas:

- Office area: 138m<sup>2</sup>
- Showroom: 162m<sup>2</sup>
- Mezzanine 140m<sup>2</sup>
- Warehouse area: 455m<sup>2</sup>
- Total Building: 895m<sup>2</sup> Approx.

All dimensions and figures are approximate.  
Unless stated, all prices quoted are exclusive of GST.

<b>Building Area sqm:</b>	Warehouse	455
	Office	138
	Showroom	162
	Mezzanine	140
	Total Area:	895

**Asking Rent:** \$134,250 Pa Gross + GST

**Zoning:** IN2 Light Industrial

**Council:** Canterbury-Bankstown



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