

# For Lease

Unit 22 4a Bachell Avenue LIDCOMBE



## MODERN BUILDING IN STRATEGIC LOCATION - 256m<sup>2</sup>

### Description

- \* Located in the heart of Lidcombe industrial area
- \* Modern complex with wide driveway allowing good container access
- \* Clearspan warehouse with up to 7m internal clearance
- \* Ground floor amenities with carpeted & air-conditioned first floor office
- \* Secured complex with after hours access & onsite cafe
- \* Available now - contact the exclusive agent to inspect today

Available areas:

Office area: 42m<sup>2</sup>

Warehouse area: 214m<sup>2</sup>

Total Building: 256m<sup>2</sup> Approx.

All dimensions and figures are approximate.

Unless stated, all prices quoted are exclusive of GST.



#### Warehouse Area

214m<sup>2</sup>



#### Office Area

42m<sup>2</sup>



#### Parking

3 Car spaces



#### Internal Height

7m



#### Container Access



#### Availability

Now

<b>Building Area sqm:</b>	Warehouse	214
	Office	42
	Total Area:	256

**Asking Rent:** \$65,000 Pa Gross + GST

#### Outgoings:

**Zoning:** IN1 General Industrial

**Council:** Cumberland



**Burak Turkmener**

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