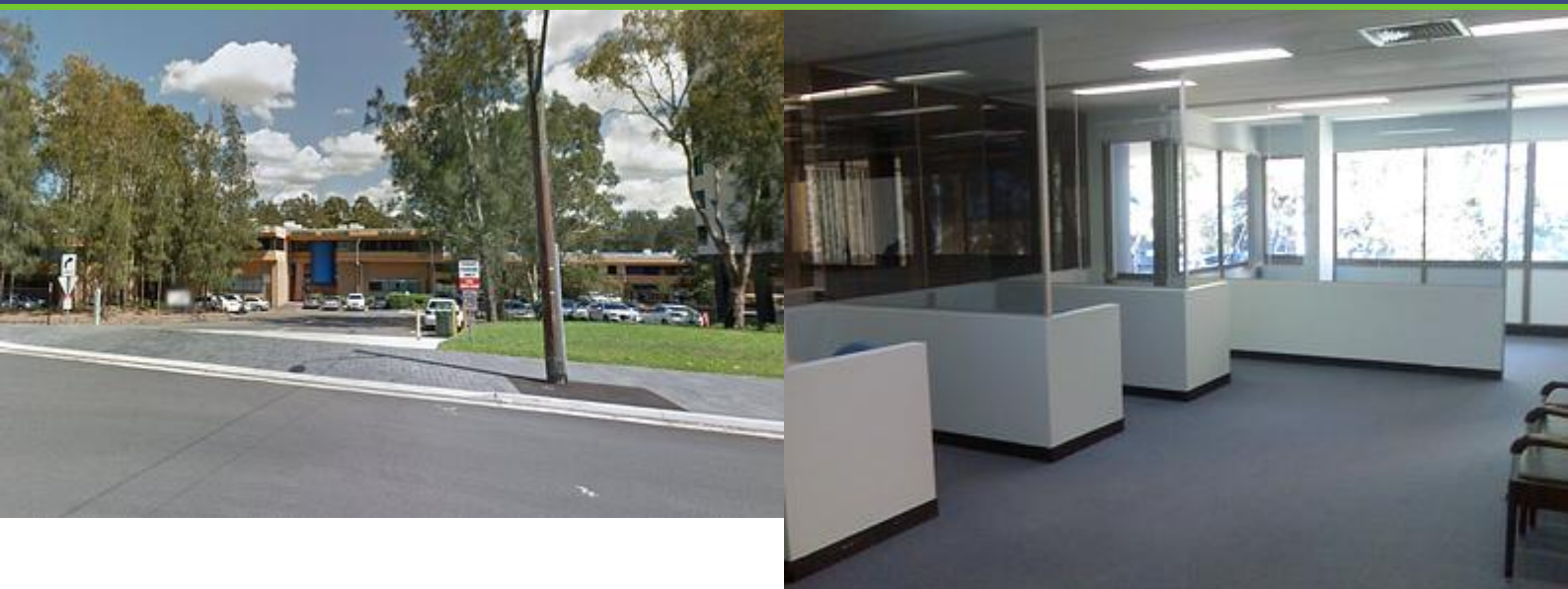


# RENT A WAREHOUSE UNIT IN MACQUARIE PARK



2, 6-8 Byfield Street,  
MACQUARIE PARK

FOR LEASE

INDUSTRIAL UNIT WITH FITTED OUT OFFICES AND WAREHOUSE TO RENT IN MACQUARIE PARK Fully fitted out industrial suite with ground floor and mezzanine office, high clearance, clear-span warehouse 5 minutes walk from Macquarie Park shopping mall and Metro station. There is access for 12 meter containers and a full height roller door. There is accommodation for 15 to 20 people in a combination of open plan and partitioned offices, a well appointed boardroom, meeting room, reception, kitchen and toilets. Eighteen on-grade parking spaces are included in the rent with convenient access to the M2/M7 westlink and other major arterials to the Sydney metro area.

Office area	190.0 sqm.
Warehouse area	574.0 sqm.
Showroom area	127.0 sqm.
Building area	891.0 sqm.
Parking spaces	18
Rating	0.0
Disability access	t
Entrances roller doors container access	1
Lease net rent / sqm.	\$235.00
Lease outgoings / sqm.	\$65.00
Lease total outgoings	\$57,915. 00
Lease total net rent	\$209,385 .00
Lease total gross rent	\$267,300 .00

Disclaimer: This document will not form part of any agreement. Information is provided by outside sources. Griffin Property, its directors, representatives cannot guarantee accuracy, all parties are advised to make their own enquiries. Dimensions are approximate and subject to survey.