

# RENT A WAREHOUSE UNIT IN MACQUARIE PARK



2, 6-8 Byfield Street,  
Macquarie Park

FOR LEASE

## FITTED OUT OFFICES AND WAREHOUSE TO RENT

- Clear span Warehouse
- 40ft Container standing area
- B-Double Access
- Fitted out offices

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. Fourteen on-grade parking spaces are included in the rent.

Located between Waterloo and Epping Road with convenient access to the M2/M7 Westlink and other major arterial routes to the Sydney metropolitan area. 6-8 Byfield Street has been rezoned E3 to allow for business and light industrial uses.

Office area	190.0 sqm.
Warehouse area	574.0 sqm.
Showroom area	127.0 sqm.
Building area	891.0 sqm.
Parking spaces	18
Zoning	E3 Productivity Support
Entrances roller doors container access	1
Crane	No
Lease net rent / sqm.	\$275.00
Lease outgoings / sqm.	\$65.00
Lease total outgoings	\$57,915.00
Lease total net rent	\$245,025.00
Lease total gross rent	\$302,940.00

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.