



2, 6-8 Byfield Street, Macquarie Park

Industrial/Warehouse, Offices, Showrooms/Bulky Goods

## RENT A WAREHOUSE UNIT IN MACQUARIE PARK

### FITTED OUT OFFICES AND WAREHOUSE TO RENT

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

|                |            |
|----------------|------------|
| Office area    | 183.2 sqm. |
| Warehouse area | 556.0 sqm. |
| Showroom area  | 157.0 sqm. |
| Building area  | 896.2 sqm. |
| Parking spaces | 18         |

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 at \$160/space per month excluding GST. Located between Waterloo and Epping Road with convenient access to the M2/M7 Westlink and other major arterial routes to the Sydney metropolitan area.

|   |                         |
|---|-------------------------|
| Zoning                                  | E3 Productivity Support |
| Entrances roller doors container access | 1                       |
| Crane                                   | No                      |
| Lease total outgoing                    | \$35,848.00             |
| Lease total net rent                    | \$170,278.00            |
| Lease total gross rent                  | \$206,126.00            |

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.