

Cutcliffe

Commercial & Industrial



Information Memorandum

10-32 Terry Road, Box Hill

Prepared by Cutcliffe
July 2025

[cutcliffe.com.au](https://www.cutcliffe.com.au)



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Introduction

Cutcliffe is pleased to present 10-32 Terry Road, Box Hill

Cutcliffe Properties are proud to present two prominent “iconic” spaces for lease in Sydney’s northwest. These are prime sites situated in a vibrant Community Hub operated by the McCall Foundation, a provider of disability support services in Sydney’s Northwest and Southwest.

This vibrant and inclusive precinct brings together essential services, programs and people, creating the ideal environment for purpose-driven organisations. With built-in opportunities for connection, collaboration and visibility, your team will flourish in a space designed to make meaningful impact.

- Café premises - 195 sqm (option for further 227 sqm)
- Office premises - 386 sqm available
- Ample parking and public transport access
- Flexible lease terms available
- Available March/April 2026.









Executive Summary

Property Address	10-32 Terry Road, Box Hill
Site Area	Cafe 195 sqm (option for further 227 sqm) Office 386 sqm available
Local Authority	Hills Shire Council
Services	Town water Sewer NBN
For Lease	Expressions of Interest
Key Features	<ul style="list-style-type: none"> • State of the art purpose built • Ample parking and public transport access • Commanding views of mountains and cityscape • Part of a high-traffic Community Hub • Adjacent to a swim school and aqua therapy centre • Surrounded by a large, fast-growing residential catchment • Flexible lease options available.



Location

The McCall Community Hub is located at 10–32 Terry Road, Box Hill, NSW 2765, in Sydney’s rapidly developing northwest region. Box Hill is part of The Hills Shire and is currently undergoing significant urban transformation, evolving from a semi-rural area into a thriving residential and community precinct. Despite new developments, the suburb retains elements of its rural character, offering a peaceful environment with open spaces, while still being well-connected to major roads and nearby hubs like Rouse Hill and Castle Hill.

Set on a spacious 47,000m² site atop a gentle rise, the Community Hub blends heritage charm with modern accessibility. The site includes three restored heritage buildings—Box Hill House, Nelson House, and Ross House—creating a unique historical setting. Designed to support individuals with disabilities and foster inclusive community engagement, the hub features therapy rooms, a café, recreational facilities, sensory gardens, and multipurpose spaces, all within a calm and welcoming landscape.



**Western Sydney
Airport 55 mins drive**



**M7 Motorway
25 mins drive**



**Windsor Road
2 mins drive**



**Vineyard Station
9 mins drive**



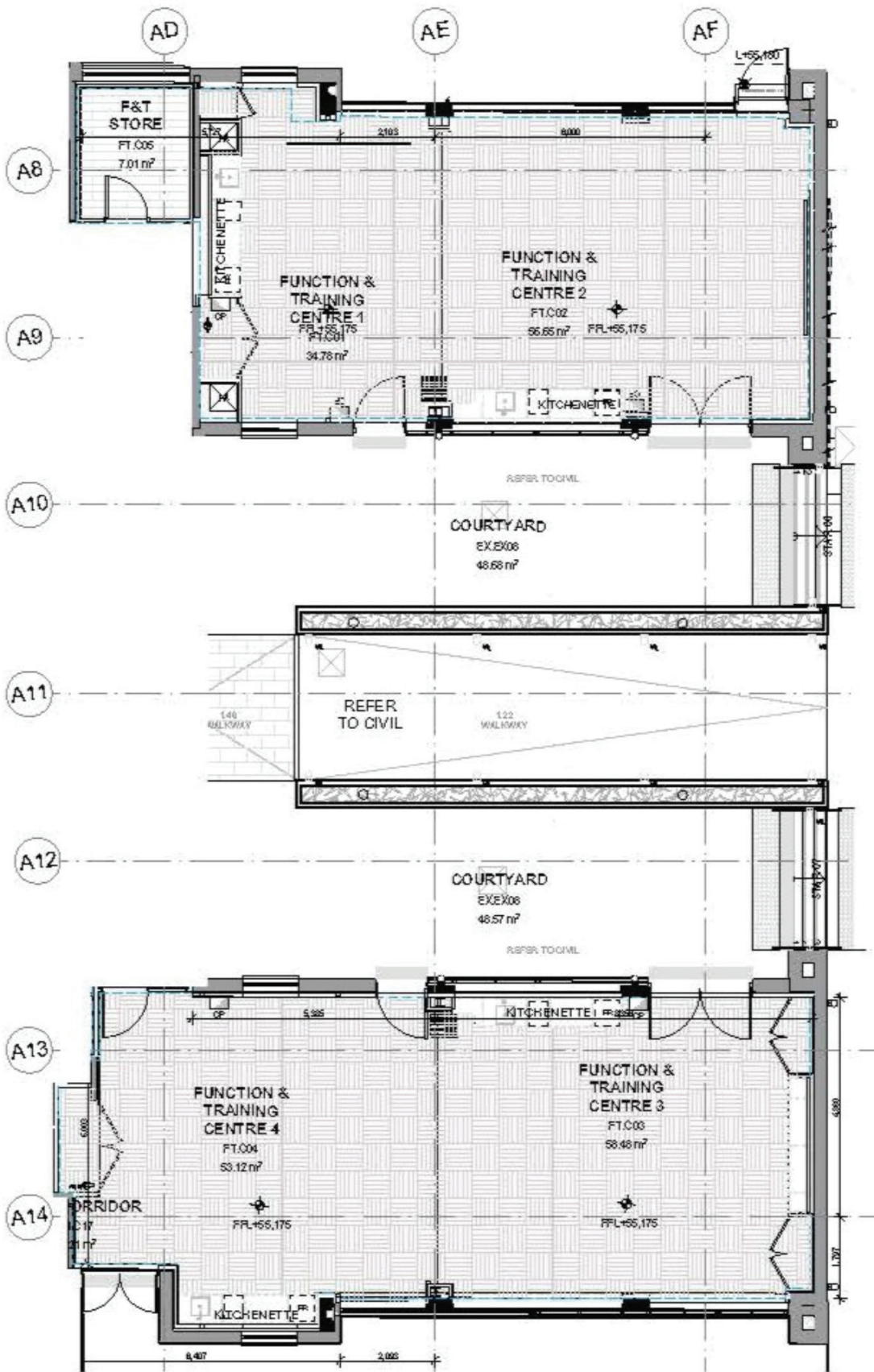
**Riverstone Station
10 mins drive**



**Tallowong Station
12 mins drive**



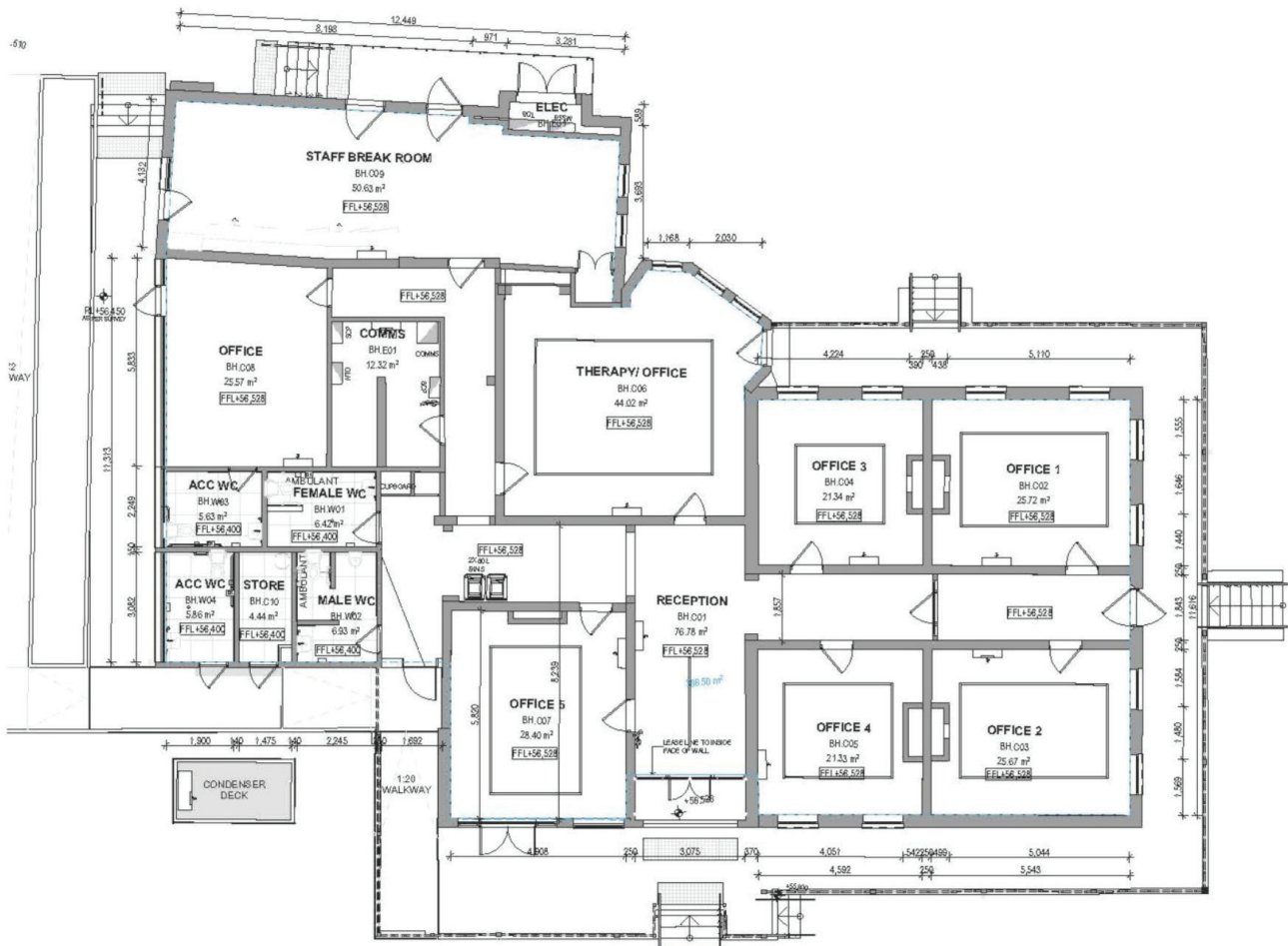
mccall
foundation





Office Premises

Fully refurbished warm shell office space. McCall Foundation is seeking compatible noncompeting business/businesses looking to make a meaningful impact for an outstanding iconic location. 386 sqm available for one or more tenants. Employee friendly location in a buzzing Community Hub with access to café and facilities, including state-of-the-art swim school and aqua therapy. Ample parking and public transport access, flexible lease terms available from March/April 2026.



Confidentiality & Disclaimer

Confidentiality

This information memorandum is intended for the sole purpose of providing information for potential tenants in the process of deliberations to lease.

The information contained herein is confidential to the landlord.

Potential tenants are supplied with this Information Memorandum on the understanding that they:

1. Will use this information exclusively in the preparation of their lease plans
2. Shall not at any time communicate the contents to any other person, party or entity except where the person, party or entity is involved in the Preparation of the lease plans
3. Shall not make public any information gained from this information memorandum, nor other information provided by the landlord in addendum to this information memorandum.

Disclaimer

The information and the material available in this Information Memorandum are provided by Cutcliffe Properties in good faith. Cutcliffe Properties has taken all reasonable care in ensuring that the information is accurate and current at the time of publication. Cutcliffe Properties does not however guarantee the accuracy, completeness or suitability for any particular purpose, of the information. All intending tenants should satisfy themselves as to the accuracy of the property's details.

In some cases representative images have been used to give an indication of the potential experience or enterprise that a particular property or region may offer.

Rental Process

Rental Process

The property is offered for Lease by Expressions of Interest. Please contact our exclusive leasing agents for information on price.

Lease Terms

Flexible lease terms are available and open to negotiation. For further information, to request an application, or to arrange an inspection, please contact our exclusive leasing agents.

Change to the Process

The lessor retains the right to refuse any lease offer at their sole discretion and without obligation to provide reasons. The lessor may, at their complete discretion, alter or suspend the leasing process, engage in negotiations with any party who submits an offer, or with any other interested party.

Additionally, the lessor may finalise a binding lease agreement with any party at any time prior to the completion of the leasing process and may also withdraw the property from the market at any point before the completion of the sale process and may also remove the property from the market.



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