



## 90 - 92 Silverwater Road, SILVERWATER 2128

*SILVERWATER ROAD FRONTAGE / EXCELLENT BRANDING OPPORTUNITY*

Unit	Office m2:	Warehouse m2:	Yard m2:	Total m2:	Net/Gross	Rent pa:	Parking	Comments
FREESTANDING	95.00	822.00	341.00	1,258.00	Net	\$250,000.00	6	

### Location

### Description

Silverwater's most tightly held industrial pockets. This warehouse facility enjoys direct frontage to Silverwater Rd offering exceptional exposure. Centrally located with immediate access to Parramatta Rd, M4 Motorway & Victoria Rd, the property offers efficient distribution across greater Sydney.

Property Features:

- \* Previous tenancy Bathroom / Showroom / Warehouse facility
- \* Existing Fit-out
- \* Renovated showroom & office space
- \* Flexible Warehouse / Office / Showroom
- \* Flexible layout ideal for trade businesses
- \* Freestanding Facility
- \* On-site customer parking
- \* Excellent main road signage opportunity from two street frontages
- \* Corner Silverwater Rd & Wiblen St, Silverwater
- \* A MUST to inspect

Ideal multipurpose facility for businesses seeking strong brand presence, accessibility & functionality in a centra western Sydney location.

\*\*\*CONTACT PETER TO INSPECT\*\*\*

Features Include:

- FREESTANDING FACILITY
- TWO STREET FRONTAGES

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- CENTRAL LOCATION

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