



PRD.

**22 / 8 Avenue Of Americas
Newington
NSW, 2127**

For Rent \$58,000

 **4**

Property: 183 sqm

Entryway Unit Available Now In The Highly Sought-After Newington Technology Park

Prime location in the highly sought-after Newington industrial precinct, this versatile unit presents an excellent opportunity for businesses requiring a functional and accessible base.

Located directly opposite Newington Marketplace shopping centre anchored by Woolworths, the centre offers customers a, medical centre, and a wide variety of food & beverage options for nearby workers.

Property Features:

- High quality office space over two levels
- Ground floor reception/showroom area
- Flexible open-plan layout to suit a variety of businesses
- Onsite car spaces directly in front of the unit
- Ducted Air Conditioning & Good natural light
- Well-presented secured complex with 24 hours security

Location Benefits:

- Prime position with easy access to M4 Motorway, Parramatta Road and Silverwater Road
- Just minutes from Sydney Olympic Park and surrounding services
- Approximately 20km to Sydney CBD and 25km to Port Botany

This is a rare opportunity to lease a modern industrial unit in one of Western Sydney's most tightly held locations.

Agents



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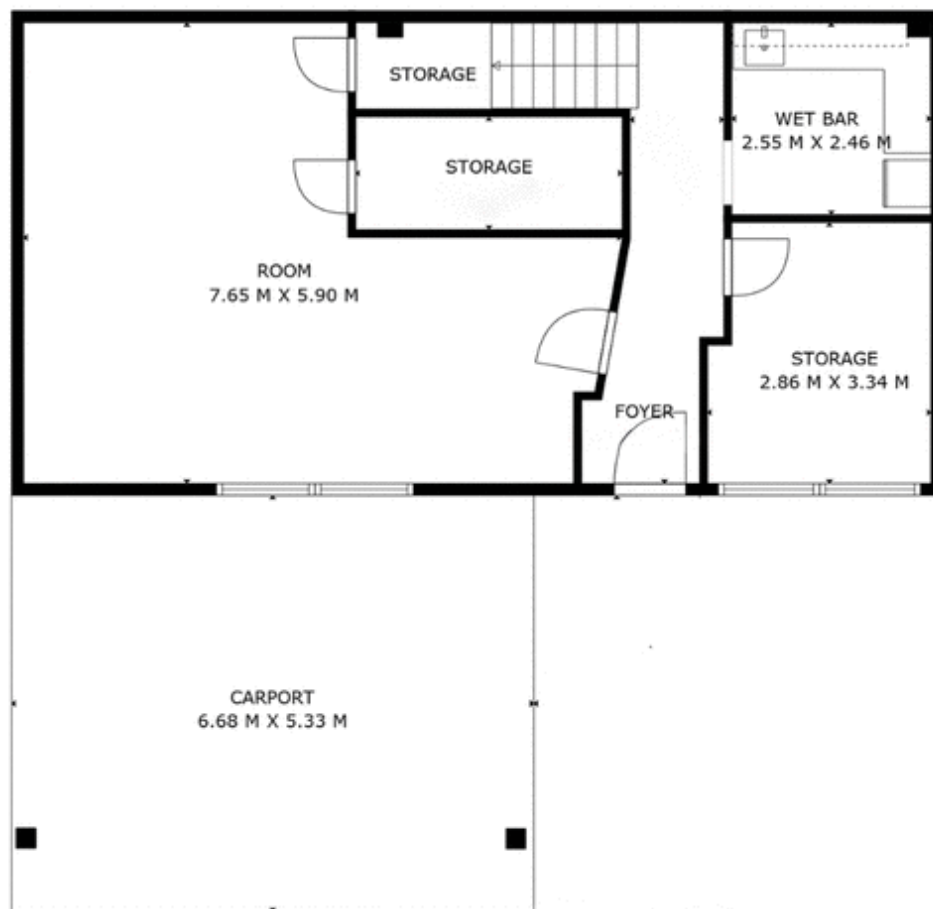
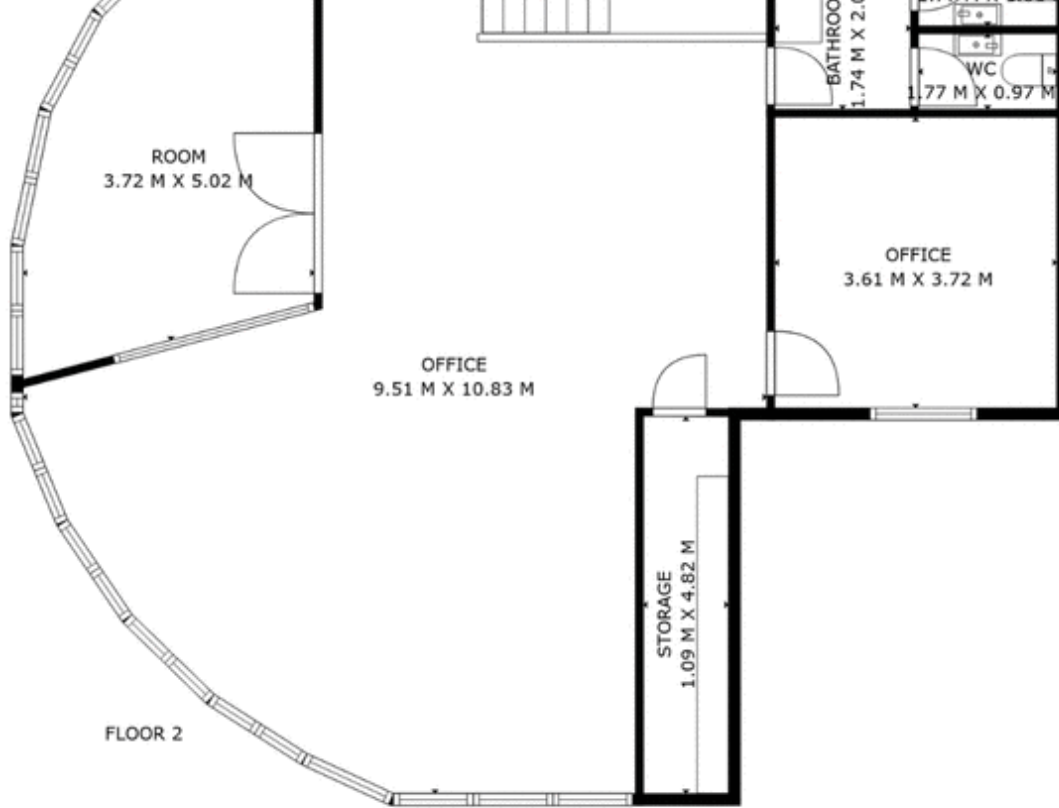
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 THE PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

