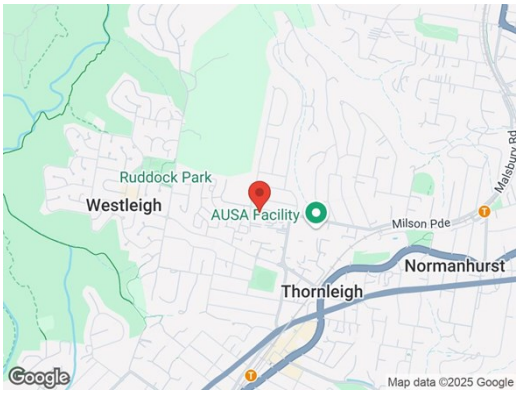
PETER HANZIS

FOR SALE

Unit 1b, 35a Sefton Road, THORNLEIGH 2120

BRAND NEW - HIGH CLEARANCE INDUSTRIAL UNIT - PRIME THORNLEIGH LOCATION

Location



Office m²:	166.00
Showroom m²:	N/A
Warehouse m²:	402.00
Yard m²:	N/A
Total Area m²:	568.00
Land Area m²:	N/A
Asking Price: *Prices are exclusive GST	$5,500,000.00
Parking:	6
Outgoings:	Contact agent
Contact:	**Peter Hanzis** peter@peterhanzis.com.au

Description

This is a brand new premium industrial unit within the modern Enterprise Industrial Estate. Providing quick access to Pennant Hills Rd & Pacific Highway, approx 1.1km from Thornleigh Station.

- High-Clearance Warehouse from 6m to 11.30m, suitable for various uses
- Mezzanine Office: Kitchen, open plan area approx 150sqm & full staff amenities including 2 toilets
- Ground floor: Includes kitchen, 2 toilets one being mobility compliant
- Internal lift access for basement & mezzanine floor
- Excellent Access: Container-sized roller door with width 4m* & height 4.5m*
- On-Site Parking for 6 cars, Secure Estate gated with camera surveillance

CONTACT EXCLUSIVE AGENT *approx

The information and figures contained in this report have been compiled from information provided by the vendors. No warranty is given to their accuracy and all figures are subject to change without notice. prospective purchasers are urged to reply on their own enquiries.

www.peterhanzis.com.au

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