



Property Consultants

FOR LEASE

27 Nyrang Street, LIDCOMBE



Only minutes from the M4 motorway

Rent: \$85.00/psm nett (plus GST)
Area: 10,154 sqm. (Including office & amenities)
Office & Showroom 1,755 sqm
Total 11,909 sqm
Zoning: Industrial
Phone: (02) 9568 1611
Fax: (02) 9568 1622
Email: sales@gerardcole.com.au
Website: www.gerardcole.com.au

DISCLAIMER: Every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers/tenants are advised to carry out their own investigations. Details herein do not constitute any representation by the vendor. Lessor or the agent and are expressly excluded from any contract.

This property is well worth serious consideration



Ample on-site car parking available subject to areas leased

High clearance warehouse/factory with multiple roller-door access. Awning over loading area is a feature of the property together with the very large truck-turning area.

The warehouse includes a mezzanine floor of approximately 499 square metres in area. It comprises carpeted, air-conditioned and partitioned offices together with complementing amenities.

The office and showroom areas (may be leased on its own or **in line** with **all** or a **portion** the warehouse), located to the front of the building, are carpeted and air-conditioned and may be refurbished to suit the requirements a potential tenant.

Furthermore the property is well located which is a great advantage to businesses requiring an efficient road transport system to enhance and promote business.

NOTE! All or a portion of the building may be leased.

High clearance warehousing



Container access via numerous roller-doors



Huge truck-turning areas

(Floor Plan NOT TO SCALE)

