

# For Lease



## PRESTONS 559 m2, New Industrial unit For Lease

16 Bernera Road, PRESTONS, NSW 2170

Industrial

Property ID: 8558

Price: N/A Rent: Contact Agent

Building: 316m2 - 559m2 Land: N/A



Premium Prestons location in a high-quality estate located seconds from M5 and M7 Motorway access ramps

- High clearance, clear span warehouse
- 2 x container height electric roller doors
- Generous truck and container access
- 9 allocated parking spaces at the front door
- 1st floor ducted air-conditioned office
- Carpeted, blinds, efficient auto lighting
- Phone & NBN ready
- Staff amenities on both levels
- Secure gated complex (power)
- Located just seconds from M5/M7 Motorways access ramps

Unit 14, Schedule of areas  
162 m2 1st-floor office  
397 m2 warehouse/production  
559 m2 Total area

Unit 15, \*\* Terms Agreed \*\*\*  
62 m2 1st-floor office  
254 m2 warehouse/production  
316 m2 Total area

To arrange an inspection, please contact: Greg Schultz 0418 240 268

Elders ID: 8558

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**Mr Greg Schultz**  
**Phone:** (02) 9601 5999  
**Mobile:** 0418 240 268  
**Email:** greg@eldersliverpool.com.au

## Additional Features

### Features

**Availability:** 6 week notice  
**Zoning:** IN3 Heavy Industrial (Liverpool Council)  
**Lease Term:** Contact agent for details  
**Rent Review:** Contact agent for details  
**Car Spaces:** 9 onsite, allocated parking spaces  
**Condition:** New  
**Air Conditioning:** Ducted Air to office  
**Roller Doors:** 2  
**Floors:** HD Concrete  
**Lifts:** nil  
**Sprinklers:** nil  
**Height:** 7-8 metres  
**Age:** New building 2018  
**Car Parking Fees:** -

### Outgoings

**Other Charges:** Est. Outgoings PQ: \$2,655

## Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Unit 14, Corner warehouse & office	0	559m2 (Includes 162 m2, 1st-floor office )	N/A	Contact Agent	Contact Agent
Unit 15 [LEASED]	0	316m2 (Includes 62 m2, 1st-floor office )	N/A	Contact Agent	Contact Agent