

**For Lease**

*Elders*



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## **PRIME FRONT POSITION - Ideal Building Supply or Trade Centre**

**314 Hoxton Park Road, PRESTONS, NSW 2170**

Industrial

**Property ID: 8584**

**Price: N/A Rent: \$137,000**

**Building: 900m2 Land: N/A**



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**Elders Commercial Real Estate Liverpool - 02 9601 5999**

Modern 900m<sup>2</sup> warehouse and showroom perfectly suited to a variety of commercial/Industrial uses and now used as a building supply and trade centre for many years. Well thought out and designed the space has all the infrastructure installed for countertrade sales with customer parking at the front door.

- Warehouse space 17m x 45m
- Double roller door access
- Ground floor counter sales & showroom
- Excellent access and 8 parking spaces

Elders ID: 8584

Contact Exclusive agents, Elders Commercial  
Contact Greg; 0418 240 268



## Mr Greg Schultz

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## Additional Features

### Features

**Availability:** April 2019

**Zoning:** IN2 Light Industrial

**Lease Term:** 3-5 years

**Rent Review:** Annually

**Car Spaces:** 8

**Condition:** Excelant for age

**Air Conditioning:** Yes to office

**Roller Doors:** 2 x Container height

**Floors:** HD Concrete

**Lifts:** -

**Sprinklers:** -

**Height:** 6.5m

**Car Parking Fees:** nil

### Outgoings

**Water Rates:** Nil

**Land Tax:** Nil

**Council Rates:** Nil

**Owners Corp. / Insurance:** Nil

**Other Charges:** Nil

## Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Front unit	0	900m2	N/A	N/A	\$137,000