

For Lease

Elders



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PRESTONS 559m2 Industrial For Lease

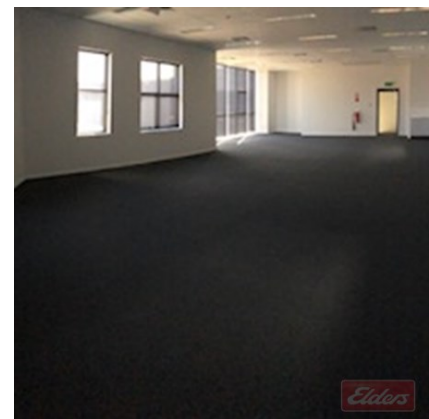
14 / 16 Bernera Rd, PRESTONS, NSW 2170

Industrial

Property ID: 8602

Price: N/A Rent: Contact Agent

Building: 559m2 Land: N/A



Elders Commercial Real Estate Liverpool - 02 9601 5999

Bernera Estate is a well thought out and designed Estate located just metres from M5 & M7 Motorways. The quality, the inclusions and the position have made this development one of the most sought-after in the South West Growth Area.

Unit 14 is a corner unit located next to Mirvac's new Home Showroom. This space comes with double roller doors for truck loading/unloading, 7-8-metre clearance in the warehouse, 9 car spaces + visitors parking, has a ground floor showroom and large 162 m2 airconditioned 1st-floor office which has been fitted with carpet and blinds, also the staff are well catered for with amenities on both levels.

Benefit from:

- * Best location, just metres from M5 & M7 Motorway entry and exit ramps
- * High clear span & column-free industrial units (7-8 metre clearance)
- * 2 x container height electric roller doors, with 9 car spaces opposite
- * Dual access doors, plus electric power roller shutter door
- * Generous truck and container access
- * 1st-floor office includes ducted AC
- * Carpet & blinds installed
- * Staff amenities with shower on the ground floor
- * 1st-floor office has kitchenette and amenities
- * Secure gated complex (24 hour access)
- * IN3 industrial zoning (Liverpool Council)
- * Already set up with NBN, phone and 3 phase power
- * Insitu warehouse racking can also be made available

Contact: Greg Schultz 0418 240 268
Elders ID: 8602



Mr Greg Schultz

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Additional Features

Features

Availability: Immediate occupation

Zoning: Industrial IN3, Liverpool Council

Lease Term: 3-5 years

Car Spaces: 9 car spaces come with this tenancy

Condition: As New

Air Conditioning: Yes to office

Roller Doors: 2 container height roller doors
(Electric)

Floors: Hd Concrete

Lifts: -

Sprinklers: Nil

Height: 7-8 metres

Age: New 2018

Car Parking Fees: Nil

Outgoings

Water Rates: -

Land Tax: -

Council Rates: -

Owners Corp. / Insurance: -

Other Charges: Total outgoings \$19 per m2 approx.

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Unit 14 (Corner Unit)	0	559m2 (Includes 162 m2 1st floor office)	N/A	Contact Agent	Contact Agent