

# For Lease

*Elders*



## Prestons - 1,359 m2 Duplex Warehouse with Excellent Container Access

1-2 / 41 Whyalla Place, PRESTONS, NSW 2170

Industrial

Property ID: 8631

Price: N/A Rent: Contact Agent

Building: 671m2 - 1359m2 Land: N/A



Ideally located just off Jedda Road, with direct access to the M5 & M7 Motorways via the Bernera Road on-ramp and in the heart of the Prestons Growth Area.

- \* Modern airconditioned offices and amenities
- \* Car parking for 19
- \* Ample street parking
- \* Wide driveway easy container access and loading
- \* 7.5 to 8 metre high clearance warehouse
- \* Three phase power
- \* Communications and data
- \* Secure 24/7 access

Tenancy: 1, 688 m2

Tenancy: 2, 671 m2

Tenancy: 1 & 2, Total area 1,359 m2



## Mr Greg Schultz

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## Additional Features

### Features

**Availability:** Immediate occupation

**Zoning:** IN2 Light Industrial - Liverpool City Council

**Lease Term:** 3-5 Years

**Rent Review:** Annually

**Car Spaces:** 19

**Condition:** Excelant for age and Just refurbished offices

**Air Conditioning:** Yes to office

**Roller Doors:** 5m wide

**Floors:** Heavy duty concrete

**Lifts:** na

**Sprinklers:** na

**Height:** 7.3m to 7.9m

**Age:** Circa 2000

**Car Parking Fees:** na

### Outgoings

**Water Rates:** Contact agent

**Council Rates:** Contact agent

**Owners Corp. / Insurance:** Contact agent  
**Other Charges:** na

## Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Tenancy 1 (Front)	0	688m2 (Includes 1st floor office of 101m2 )	N/A	Contact Agent	Contact Agent
Tenancy 2	0	671m2 (Includes 87m2 1st floor office)	N/A	Contact Agent	Contact Agent
Tenancy, 1 & 2	0	1359m2 (Includes 193m2 1st floor office)	N/A	Contact Agent	Contact Agent