



Unit 18/13-15 Wollongong Road, Arncliffe NSW 2205

ARNCLIFFE INDUSTRIAL ESTATE

DESCRIPTION: Modern high clearance warehouse with light and airy mezzanine office. Construction consists of concrete pre-cast walls, metal portal structural frame, insulated metal roof with translucent insert panels, amenities including shower, painted and carpeted office, weather protection awning situated above roller door, 3 metre wide motorised roller door entry to warehouse. An on-site cafe/sandwich shop is incorporated within the estate.

LOCATION: The property is located 400 metres west of the Princes Highway. The M5 motorway extending to the Princes Highway provides an important link to Botany Container Terminal in the east and Liverpool and beyond to the west. Arncliffe Railway Station is situated only 300 metres from the property.

AREAS: Warehouse (ground floor) 111 m2
Office (mezzanine level) 25 m2
Total 136 m2 approx.

PARKING: 2 parking spaces

ZONING: 4(b) Light Industrial - Rockdale City Council

RENTAL: \$26,520 pa net (+GST) being \$510/ week.

OUTGOINGS: Estimated at \$3,400 per annum (+GST)

Industrial
FOR LEASE

136sqm

GUNNING

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