



## Unit 2/5-7 Whyalla Place, Prestons NSW 2170

### Brand New Modern Duplex Unit

Ultra modern 598m<sup>2</sup> duplex unit currently under construction.

Located within the very popular Prestons Industrial Area close to M5 and M7 entry and exit ramps.

Building will be finished to a very high standard and include the following:

- Ground floor entry and amenities with kitchenette and lunch room of 39m<sup>2</sup>.
- Mezzanine office of 74m<sup>2</sup> which will feature air conditioning, carpeting, kitchenette and toilet.
- Warehouse space of 485m<sup>2</sup> accessed by fire (5) metre wide electric roller shutter with awning above and internal clearance of approx. 8 metres.
- Nine (9) car spaces within fully secured car park with electric gate.

Industrial

FOR LEASE

\$92,700N/pa Ex GST

682sqm