



## Unit 3/1 Pippita Close, Beresfield NSW 2322

### Well Located Investment

Building Area: 346m2    Net Rent: \$54,116pa + OGs + GST

Industrial

FOR SALE

Situated in the Freeway Business Park in Beresfield at the northern end of the M1 Motorway this modern concrete strata unit has been the home of Control Synergy since it was built in approximately (2006). Packed full of features it features:

346sqm

- \* Net Rent: \$54,116pa + OGs + GST
- \* Lease: (5) years + (5) years (commenced 1st October 2015)
- \* Stylish modern office fit out
- \* Air-conditioned and tiled offices
- \* High clearance secure warehouse
- \* Loads of on-site car parking

**Raine&Horne**  
Commercial

**Steve Dick**

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This strata unit is part of a (3) unit complex located on the corner of Pippita Close and Birraba Avenue which creates dual access for easy truck movement. The other occupants on-site are quiet us