



## Unit 1/41 Topham Road, Smeaton Grange NSW 2567

### Functional Factory Space with Excellent Truck Access

Ideally located on Topham Road which is easily accessed from both Anzac Avenue or Orielton Road. The subject property boasts excellent access to the M5 & M7 Motorways via Narellan Road. All essential services are within close proximity to the Narellan CBD.

- ? Unit 1 - 766m\*
- ? Full height concrete panel construction
- ? Container height roller shutter door access (5m x 5m)
- ? 7.5 metre internal clearances
- ? Well-presented office space with ample amenities
- ? Ample on-site parking
- ? Excellent truck and container access

For more information on

Industrial  
FOR LEASE

766sqm