



A Grade Facility

38 - 46 Bernera Road, PRESTONS 2170

Premises:

Office m²: 1,831

Warehouse m²: 6,338

Total m²: 8,169

Rate m²: Contact Agent

Rental PA:

Outgoings m²: Contact Agent

Availability:

Parking: Undercover and Off Street Parking Available

* All figures are exclusive of GST

Contact:

Gordon Fallance

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Location:

Located within the South Western Sydney region within close proximity to the M5 & M7 motorways. It is a 1 minute drive to the M7 entry and exit.

Description:

The building is an A grade industrial facility consisting of high clearance warehouse and modern office accommodation that is fully fitted out.

Access to the high clearance warehouse is via 10 on-grade roller doors and also provides full drive around B Double access. The site is secured with automated entry and exit gates.

The modern office accommodation is situated over two levels. The first floor office area consists of a large boardroom, several executive offices and open plan space with modern workstations.

Building Configuration:

Warehouse Area: 6,338m²

Office Area: 1,831m²

Total Area: 8,169.00m²

(Area is approximate)