



**Factory 24, 6 Abbott Rd, Seven Hills**



## MODERN STRATA INDUSTRIAL UNIT

Located in Seven Hills industrial precinct and only minutes to railway / bus services. Easy access to M2, M4 and M7 motorway. Great industrial unit positioned in a well presented secure complex.

Warehouse includes amenities and shower, Kitchenette and lunch area.

Mezzanine floor is set up with 3 offices, reception area, large glass windows providing plenty of natural light.

Total floor area of approx 180 square metres. Two car spaces on title.

Rent: \$32,000.00 pa + GST and outgoings.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

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<b>Price</b>	SOLD
<b>Property Type</b>	commercial
<b>Property ID</b>	1670
<b>Office Area</b>	90 m2
<b>Warehouse Area</b>	90 m2

### AGENT DETAILS

Peter Pisani - 0419 411 513

### OFFICE DETAILS

Bankstown  
366 Chapel Road Bankstown NSW  
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02 9709 2399

**l.h.brown & co**