

# Raine&Horne.<sup>®</sup> Commercial

NORTHMEAD  
3D/6 Boundary Road

1221 sqm

6 

## Modern Industrial Unit with Fitted Out Office & Showroom Areas

### Contact Agent

Prominently positioned at the entrance of the estate with direct frontage to Boundary Road, this versatile industrial facility offers outstanding exposure, access and connectivity. Convenient links to Windsor Road and Briens Road, along with a retail centre directly adjacent, provide exceptional amenity and convenience for staff and clients alike.


#### Key Features:

- Total Area: 1,220.8 sqm\*
- Warehouse Area: 901 sqm\*
- Warehouse: Clear span high-clearance (minimum 6.3 m) with showroom, workshop & mezzanine
- Showroom: Located at the front of the business park there is street facing corner exposure for a showroom area

Property ID	L37664097
Property Type	Industrial/Warehouse
Building / Floor Area	1221
Car Spaces	6

### AGENT

Sean Czuczman

 0414 555 449

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- Office: Modern first-floor office space with lift access and full fit-out
- Truck Access: Easy access for heavy trucks
- 6 on grade car spaces
- Fit-out includes Kitchen & bathroom amenities to both levels, ducted air-conditioning, LED lighting, Security system with CCTV, alarm & network cabling
- Property is available now

An ideal opportunity for businesses seeking a functional, high-quality industrial unit in one of Northmead's most accessible and tightly held locations.

Call Sean Czuczman on 0414 555 449 to arrange an inspection NOW

\*Approximately