



## WESTMEAD West Groue

835 - 4012 sqm

### A Grade Healthcare Opportunity Opposite Westmead Train Station

#### Contact Agent

Raine & Horne Commercial are delighted to bring West Groue's healthcare opportunity to the market for lease. This A Grade, 14 storey development will be Westmead's new health and wellbeing gateway destination. With an estimated delivery of 2026, this project will provide excellent medical accommodation in the heart of Westmead.

- West Groue's Location is unrivalled, being directly opposite Westmead Train Station, Light Rail Station (under construction) and within 500 metres of Westmead Hospital and supporting amenity. Westmead has also been approved for a Metro Station, estimated to be completed by 2030.
- Four (4) floors have been allocated to healthcare, with others already secured by Vibe Hotels (108 room hotel), a well renowned tavern and Woolworths Metro.
- Flexible floor plate options are available ranging from 835m<sup>2</sup> – 4,012m<sup>2</sup> \*Note: the biggest single floor plate is 1,507m<sup>2</sup> and all four levels combine to approximately 4,012m<sup>2</sup>

Property ID	L24025905
Property Type	Medical/Consulting
Building / Floor Area	835 - 4012

#### AGENT

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- This opportunity is ideal for an array of healthcare operators, such as a day surgery, large general practice, urgent care practice, large specialist practice, research facility and community health services

- Secured basement parking available for tenants and ample parking for patients and customers

- Designated ambulance bay and stretcher lift access

- Excellent natural light

- Enquire now to secure your future in this iconic and unique opportunity at the gateway to Westmead

<sup>\*</sup>All images of the development are artist impressions and may not entirely reflect the final build.

<sup>\*</sup>All sizes quoted are approximate.