

**Guildford, NSW**  
38/575 Woodville Road



**The perfect spot for your business !!**

Modern quality warehouse approximately Total area 410 SQM (up level 90 M2, warehouse size 317 M2).

\$826 per week, tenant pay water and rubbish fee.  
available in 2 weeks time, End lease will be Feb 2019.

Three-phase electric power perfectly for industrial and office, container access via roller shutter door.

5 independence privacy office rooms, kitchen upstairs. Ground floor workshop, toilet and easy access parking.

2 undercover car spaces downstairs, 1 car space at ground level.

This well-established surrounding residential area, top location with approx. 8 minutes to Parramatta CBD.

Please contact Simon on 0421 810 097 for inspection.

**Anytime For Inspection**

**Contact:** Simon Au  
0421 810 097

**Type:** Industrial

**<http://www.leadersestateagents.com>**