

Bennetts Green, 6/2 Statham Street

The Perfect Space to Grow & Thrive

Looking for a secure, versatile, and well-equipped business space?

This modern warehouse and office setup is move-in ready, offering premium features, convenience, and top-tier security to support your success.

Rent + Outgoings + GST

Prime Location

* Just 750m from Bennett's Green's major retail hub, including Bunnings, Spotlight, McDonald's, Harvey Norman and more

* Excellent visibility and accessibility for clients and suppliers

Key Features



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Lease

Contact Agent

Building Area

206sqm

Contact

Tegan O'Doherty

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Chelsea Brogan

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LJ Hooker Dudley | Redhead
(02) 4011 4844

- * Spacious Warehouse - High-clearance (6.3m) space with an electric 6m roller door for seamless access.
- * Modern Office Areas - Fully networked with comms rack and networking switch.
- * Four Daikin split system air conditioners for year-round efficiency.
- * Energy Savings - 6.5kw solar system to help reduce power costs.
- * Enhanced Security & Convenience - Ducted vacuum system, security alarm, and secure gated complex with CCTV.
- * Flexible Workspaces - Mezzanine storage, open plan mezzanine office, managers office and a ground-level reception with open office area.
- * Kitchenette & Lunchroom - Dedicated break space for staff.
- * On-Site Bathroom Facilities.
- * Ample Parking - Two allocated car spaces, plus kerbside parking available on Statham Street.

Quality Construction & Layout

- * Warehouse - Concrete foundation and floor, steel portal frame, concrete tilt panel and sheet metal walls.
- * Ground Level Office - Concrete panel exterior, plasterboard interior walls, suspended ceilings, and carpet, tile, and vinyl flooring.
- * Mezzanine Office - Steel portal frame, ply flooring, plasterboard walls, carpeted floors, and aluminum-framed glazing.
- * Warehouse Access - One roller door, door access to office and kitchen.
- * Ground Level Office Amenities - Unisex bathroom, lunchroom with kitchenette, split system air conditioning, security system, recessed energy efficient lighting.
- * Mezzanine Office Amenities - Split system air conditioning, recessed energy efficient lighting, carpet floors, north facing windows with blinds and internal viewing window of warehouse.

Ideal For:

- * Start-ups and growing businesses.
- * Expanding or established companies.
- * Trades, logistics, or creative industries needing a warehouse and office space.

This premium space offers everything you need to elevate your business. Contact us today to arrange a viewing.



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More About this Property

Property ID	FNJ06
Property Type	Industrial/Warehouse
Building Area	206 m2

Tegan O'Doherty 0413 977 051

Director | Sales & Property Management | tegan@ljhookercoastal.com.au

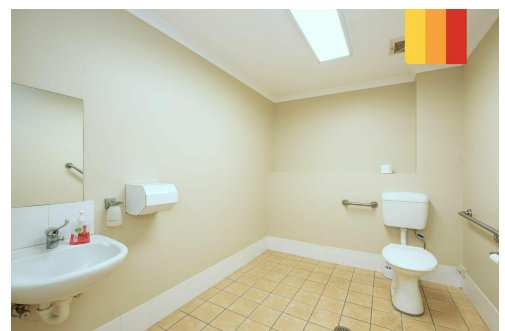
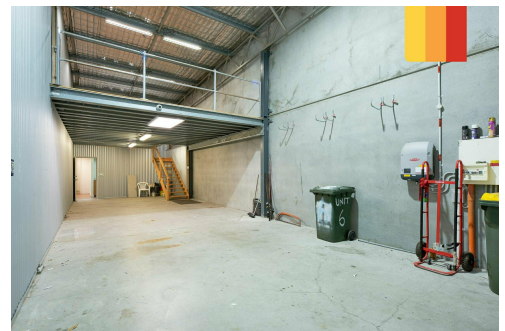
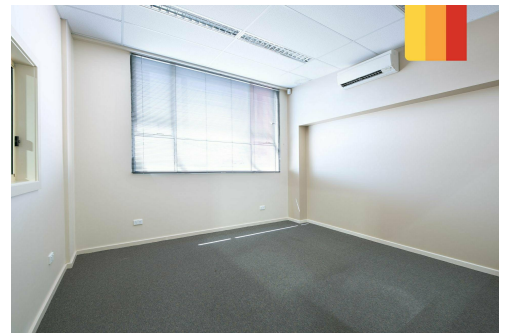
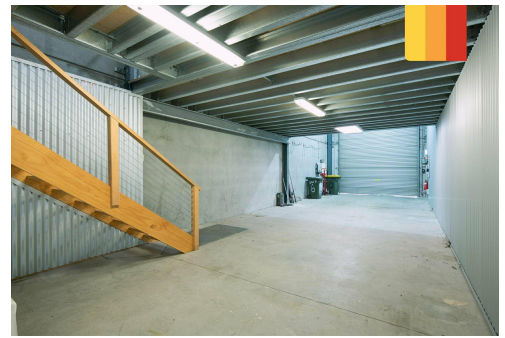
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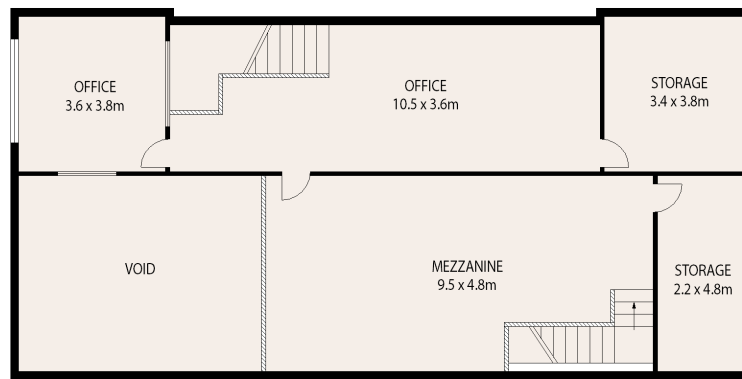
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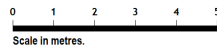
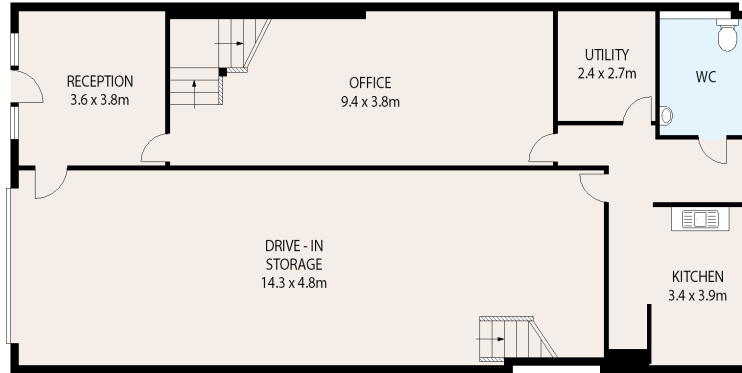
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UPPER LEVEL



ENTRY LEVEL



Floor and site plans are provided for marketing purposes only. Measurements are approximate and not to scale. Interested persons should rely on their own enquiries.



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