

1/21 Garema Circuit, Kingsgrove

## Exceptional & Versatile Factory Warehouse in Secure Boutique Complex, 860sqm

### PROPERTY HIGHLIGHTS:

- 860sqm approx. of total versatile commercial space
- Expansive clear Warehouse space 540sqm
- Multiple office areas totaling 234sqm
- Additional Mezzanine Areas totaling 86sqm
- Expansive warehouse/showroom ideal for open-plan use
- Multiple internal rooms for offices, consulting or studio spaces
- Additional mezzanine level for increased functionality
- 3-phase power, two high clearance roller doors with separate entrance doors
- Ducted air conditioning, alarm system & CCTV
- Kitchen facilities and bathroom amenities including shower
- Professional reception area
- 8 on-site car spaces including double carport with covered outdoor seating area
- Secure gated boutique complex
- New Warehouse Roof with multiple clear light filled sheets
- Surrounded by established health & wellbeing businesses including

**FOR LEASE**  
\$200,000 PA Net + GST

**BUILDING AREA**  
860sqm

**AGENTS**  
Muhammad Sarmini  
0403 750 917  
muhammad@ljhbl.com.au

**AGENCY**  
LJ Hooker Belmore  
(02) 9750 9244

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.

 **LJ Hooker**

## Pilates & Jujitsu

- Approx. 850m to M5 Motorway & 1km to Kingsgrove Station
- Zoned E4 General Industrial

An outstanding opportunity to secure a substantial and highly versatile commercial premises within a tightly held boutique complex in the sought-after Kingsgrove industrial precinct. Properties of this calibre are rarely offered, particularly within a secure gated environment surrounded by established long-term businesses.

Designed for flexibility and functionality, the property features an expansive open showroom/warehouse, multiple private rooms and office spaces across two levels, plus an additional mezzanine-allowing for a wide range of business configurations. With approximately 860sqm of quality space and a modern fit-out throughout, the premises is ideally suited to commercial, showroom, health, training, or professional uses seeking both scale and presentation.

This premium property delivers a rare combination of scale, flexibility, security, and modern presentation-perfect for businesses seeking a standout premises in a thriving and well-connected location. Opportunities of this nature within boutique complexes are seldom available. Secure a high-quality space offering exceptional potential in one of Kingsgrove's most tightly held precincts.

Address: 1/21 Garema Circuit, Kingsgrove  
For Lease: \$200,000 PA Net + GST  
Available: 1st June 2026  
Inspect: By appointment  
Contact: Muhammad Sarmini 0403 750 917 or  
muhammad@ljhbl.com.au

## MORE DETAILS

Property ID	9E1HRQ
Property Type	Industrial/Warehouse Showrooms/Bulky Goods Offices
Building Area	860 m2
Parking	8

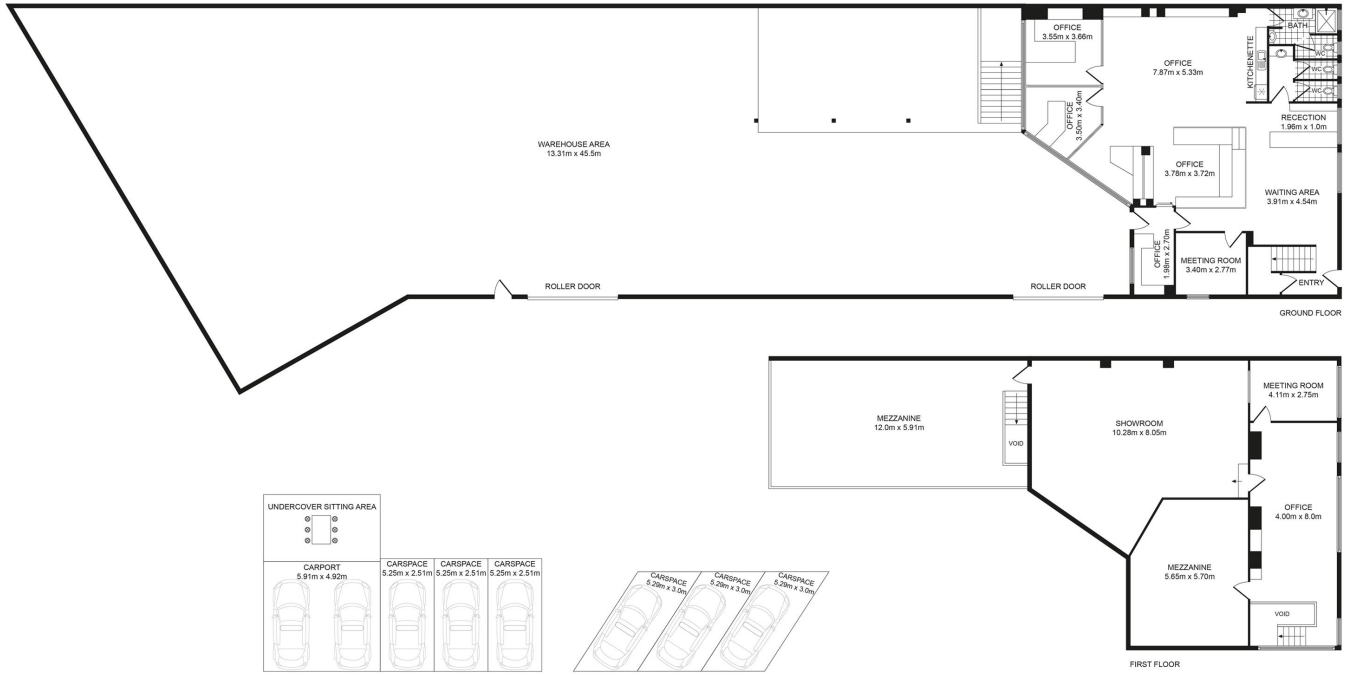
### Muhammad Sarmini 0403 750 917

Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

### LJ Hooker Belmore (02) 9750 9244

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**1/21 Garema Cct, Kingsgrove NSW 2208**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**LJ Hooker** Belmore