



## Padstow, Unit 6/45-53 Davies Road

Centrally Located Industrial Estate With Excellent Accessibility

45-53 Davies Road Padstow is a perfectly positioned and laid out industrial estate. The property is only 1km\* from the M5 on/ off ramps providing easy access to all parts of Sydney, the estate also provides two access points allowing for excellent truck access into the estate.

### KEY FEATURES:

- Clearance up to 10m
- Access via two roller doors
- Well presented office space
- LED lighting
- Sprinklers throughout
- Excellent truck access
- Ideally positioned to benefit from the recent M8 Motorway reducing travel times into The

### For Lease

\$220/sqm net

### Building Area

2,710sqm

### Contact

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### Bankstown

(02) 9790 1111

**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.

Ports and Sydney CBD

- Easy access to Port Botany and Sydney Airport
- Ample car parking

#### LOCATION:

Davies Road is one of Padstow's major roads, offering north/south access to the M5. With direct access to Sydney Airport, Port Botany and the Sydney CBD, the convenient location aids distribution across the region. Padstow is well connected by public transport, making it a convenient location for staff and visitors. Busses regularly run along Davies Road and the train station is within a 10-minute walk.

#### AVAILABILITIES:

- Warehouse 6 // Available December 2024 (2,710 sqm)

Please call LJ Hooker Commercial or CBRE to arrange your inspection.

## More About this Property

Property ID	1C8NG67
Property Type	Industrial/Warehouse
Building Area	2710 m <sup>2</sup>

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