



## Silverwater, Unit 5, 8 Millennium Court

Reduced Asking Price - Premium Industrial Warehouse + Office Facility in Prime Location

Key attributes include;

- Total building area: 764sqm\* of premium industrial space
- High clearance clear span warehouse maximising cubic capacity
- Access via one (1) motorised roller shutter door
- Quality carpeted & air-conditioned first floor office including open plan and partitioned space and a boardroom all offering excellent natural light
- Ground floor air-conditioned office/showroom
- Fully equipped kitchen including oven, dishwasher and fridge
- Amenities located on both levels
- 10 kilowatt solar system
- LED lights throughout the facility enhancing its visual appeal and energy efficiency
- Swipe card door access

### For Sale

Reduced Asking Price - Instructions to Sell

### Building Area

764sqm

### Contact

**Matt Keeping**

0414 429 134

mkeeping@ljhcb.com.au



**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.

- Security gate access to estate
- Nine (9) allocated fully secure basement parking spaces, a rare and highly sought-after feature
- Recently replaced warehouse roof sheets providing excellent natural light
- Full height concrete panel construction
- Flexible E4 zoning allowing a wide range of users 24/7
- Conveniently located within close proximity to Silverwater Road, M4 Motorway & Westconnex providing excellent access to greater Sydney, Port Botany and Sydney airport
- Flexibility to either occupy or purchase with a short-term lease and holding income, appealing to a diverse range of potential buyers, including savvy investors and owner-occupiers.
- Reduced asking price, motivated Vendor - Instructions to sell.

For more information, to request a copy of the information memorandum, or to schedule an inspection, please contact Matt Keeping on 0414 429 134.

\*All figures and areas are approximate

## More About this Property

<b>Property ID</b>	1CBVG67
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	764 m2

**Matt Keeping 0414 429 134**

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