



**1/20 Anvil Road Seven Hills NSW**

**4** 

**FOR LEASE**                      **178 m<sup>2</sup>**

- \* Option 1: 178 m<sup>2</sup> office/showroom space (approx.)
- \* Option 2: 73 m<sup>2</sup> office, 105 m<sup>2</sup> warehouse (approx.)
- \* 4 allocated car parking spaces
- \* 2 visitor car parking spaces - shared between all 4 units
- \* Renovated bathroom with shower
- \* Roller door 3.7 wide x 2.94 high
- \* Factory clearance 3.6m to 4.0m (approx.)
- \* Street front exposure
- \* Small gated complex
- \* Easy access to M2 & M7 motorways

\*\*\*\* Available 1 May 2024 \*\*\*\*

This property has flexible options that would suit many businesses looking for something that gives a professional

**Price** : \$49,000 pa net + GST pa  
**Building Size** : 178 sqm  
**View** : <https://www.mahercommercial.com.au/lease/nsw/western-sydney/seven-hills/commercial/industrial/5723282>



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