

Sold



Unit 45, 277-279 Annangrove Road, Rouse Hill



## LIMESTONE ESTATE – THE ULTIMATE BUSINESS HUB

- Warehouses ranging from 177-388sqm\*
- Garages plus multiple parking spaces
- Opportunity to occupy or invest
- Construction has commenced

Opes RE are pleased to present a fantastic opportunity to secure a brand new office & warehouse within the strategically located Rouse Hill Industrial precinct.

Commanding arguably the best street access position in the precinct, this offering presents occupiers with the ability to grow operations and leverage off this prime Business Park location.

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	590

### AGENT DETAILS

Alexandra Meadth - 0417  
687 239

### OFFICE DETAILS

Opes RE  
Suite 609, Atlas, 2-8  
Brookhollow Avenue  
Norwest, NSW, 2153  
Australia  
02 8834 3200

Key Features include:



- State-of-the-art warehouses ranging from 177-388sqm\*
- Internal clearances of up to 7.5 metres
- Access via large motorised roller shutter door to each unit
- LED & excellent natural lighting throughout
- Air-conditioned and carpeted first floor office accommodation with full staff amenities
- Onsite electrical substation with approx. 80 amps and three phase power supply
- Estate zoned B6 Enterprise Corridor, allowing for warehousing, serviced retail, indoor recreation, showroom/bulky goods, and office users
- Secure industrial complex accessed via motorised gates, allowing for truck manoeuvring and loading
- Each unit comes with internal and external allocated car spaces
- Option to combine warehouse units for greater floor area
- Close proximity to Rouse Hill Metro, Town Centre and Box Hill residential estates

Limestone is the premium business park estate in Rouse Hill, designed to service the local community by providing a stunning mixed-use development.

Set yourself apart from the rest in Rouse Hill's premium business hub.

To receive an information package on any of these spaces and secure your piece of this exciting new offering please contact Alexandra Meadth on 0417 687 239 or [alex@opesre.com.au](mailto:alex@opesre.com.au).

\* =approx.

\*All information in this advertisement was gathered from sources deemed reliable, however Opes RE or any staff related to the advertised property cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Intending purchasers must make and rely upon their own enquiries. Opes RE on behalf of the vendor reserves the right to amend prices or withdraw any property from sale without notice.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.