

FOR SALE OR LEASE

AVAILABLE NOW



NORWEST

ATLAS

**Get in early to secure today's prices...
Pre-commit now and settle in two years time***

- Exclusively positioned on the gateway site of Norwest – corner of Windsor Road and Norwest Boulevard
- High clearance showroom accommodation with excellent street exposure
- Executive strata office suites to meet the needs of various size businesses
- Sizes from 58sqm to 9,000sqm
- Signage and branding opportunities available
- Balconies on each floor with views of the Hills District and Blue Mountains
- Concierge to greet clients and direct them to your office suite, meeting rooms, business lounge, café or fine dining restaurant
- 6 month rental guarantees available to early investors^
- From \$252,300 + GST.

* Settlement dates dependent on building completion. ^ Conditions apply.

FOR SALE OR LEASE

AVAILABLE NOW



NORWEST

ELEVATION

Massive Reductions

Don't miss this excellent opportunity to purchase or lease at basement prices.

- Boutique office development overlooking the Elizabeth Macarthur Ponds
- Offices from 66sqm – 304sqm all with natural light
- Ducted air conditioning and concealed kitchenettes
- Secure parking – 1 space per 25sqm
- Tranquil location just a stroll to ANZ Bank, restaurants and Fitness First.

FOR LEASE

AVAILABLE NOW



CASTLE HILL

7 HOYLE AVENUE

Flexible Terms

- Brand new light industrial units
- Stylish presentation with sizes from 157sqm
- Many units include first floor offices with great light
- Flexible terms including no minimum lease term, no bond and no outgoings
- Pricing from \$25,100 plus GST



Autumn
hot properties...

PHONE:
8824 8111

B106/12 Solent Circuit, Norwest Business Park, Baulkham Hills NSW 2153 PO Box 6163, Baulkham Hills B.C. NSW 2153

www.castlecorp realestate.com.au

DISCLAIMER: Information in this brochure has been provided by other sources and we do not warrant it as accurate or correct. Interested parties should make their own enquiries.

LEASE 845sqm



Kings Park

Air Conditioned Warehouse
A fantastic find! A combination of high clearance warehouse and mezzanine office space totalling 845sqm. Quality development with excellent natural light to the office area, and a fully air-conditioned warehouse. Easy access to Vardy's Road.

LEASE 360 & 450sqm



Blacktown

Choice Of Two
Two brilliant warehouses in the heart of Blacktown. Choose from 360sqm or 450sqm. Each unit has good internal clearance, access via one roller shutter and a practical office area.

LEASE 623sqm



Blacktown

Convenient Carnegie
623sqm office and warehouse offering in a well presented complex. This practical unit features high clearance warehousing combined with a tidy first floor office. A must to inspect.

LEASE 187sqm



Girraween

Street Front Unit
Great price and a great location on these practical warehousing units. Choice of two – 185 & 187sqm. Priced from \$17,000 Net plus GST.

LEASE 1006sqm



Castle Hill

Big And Beautiful
Impressive freestanding street front unit that is ideally suited to a corporate headquarters. Comprising of 1006sqm of office and warehouse space, this quality property commands an inspection.

SALE/LEASE 209 & 225sqm



Castle Hill

Sought After Location
Two fantastic technical units offering beautifully appointed office areas with a storage area on the ground floor. Available sizes are 209sqm and 225sqm. Book in your inspection today.

SALE/LEASE 229sqm



Castle Hill

A Practical Solution
229sqm warehouse unit with good internal clearance and a small mezzanine area. This practical warehouse is in a well presented complex – these units are hard to find!

LEASE 221sqm



Castle Hill

Centrally Located
221sqm high clearance warehouse with access via one roller shutter. This central unit also includes a 32sqm office with natural light and parking at the door. A real gem!

LEASE 274sqm



Norwest

Completely Fitted Out
Simply sensational ground floor office of 274sqm with a complete and excellent quality fit out. Natural light on two sides, own balcony area and centrally located just a stroll to shops. This one is well priced at just \$73,000 p.a Net plus GST.

LEASE 63sqm



Norwest

Impressive Corner Unit
Ground floor office of 63sqm with floor to ceiling glass on two sides. Located at the lift lobby, this beautifully presented office suite is red hot and sure to go quickly. Priced at \$19,500 p.a Net plus GST. This unit demands an inspection.


LEASE 284sqm



Norwest

Lake Views
284sqm corner office suite with a full fit out in the highly sought Norwest Central Development. This beautifully presented unit is bathed in natural light and features glorious lake views. On-site banks, restaurants and café.

LEASE 399sqm



Norwest

A Fine Opportunity
Quality office suite of 399sqm available for lease on the corner of Norwest Blvd and Brookhollow Ave. This central office features an executive fit out with plenty of natural light and a balcony for entertaining. A rare find.

INVESTMENT 134sqm



Norwest

New Three Year Lease
Hot new investment opportunity to an established tenant. With a new three year lease in place, this corner office unit has a 7.4% Net return. Call for further details.

INVESTMENT 129sqm



Norwest

Sought After Location
Impressive 129sqm office suite leased to a quality tenant. Current term expires 30.6.11 with an option for a further 4 years. 7.6% Net return.

INVESTMENT 359sqm



Seven Hills

Bag A Bargain
Tip top investment opportunity priced to sell at \$650,000 plus GST. Impressive brand new unit comprising of 120sqm office and 239sqm warehouse – returning 9% Net!!!

INVESTMENT 97sqm



Norwest

Versatile
Brand new 97sqm office suite leased for 3 years and returning 7.44% Net. Situated in the impressive Versatile Development with quality finishes throughout. Gloria Jeans on-site.