

3/809-821 Botany Road Rosebery NSW

Unit 3
Warehouse: 639sqm
Office: 479sqm

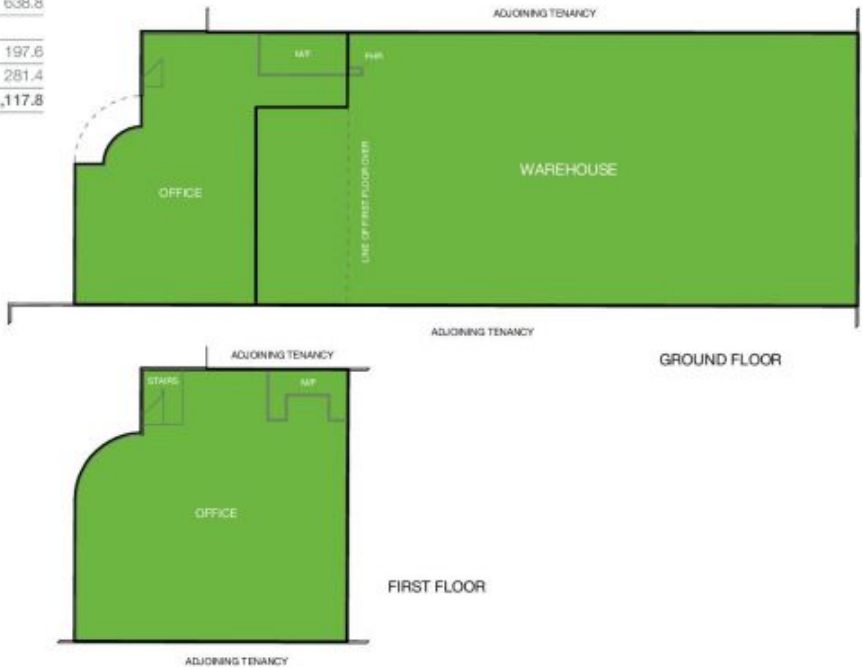
Harcourt Business Park is recognised as one of South Sydney's premier industrial estates. The property features functional office/warehouse units with air-conditioned and carpeted office accommodation on both ground floor and mezzanine levels. The estate also enjoys generous parking allocations for each unit.

Most units feature street frontage to either Botany Road, Harcourt Parade or Dunning Avenue. The units provide excellent truck access with container height roller shutters and 8 metre clearance, with a number of the larger units featuring two roller doors.

The property is located in close proximity to the Eastern Distributor, providing convenient access to the Sydney CBD as well as the North Shore. The estate is within

Price : POA
Building Size : 1118 sqm
View : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/rosebery/commercial/industrial/7271163>

AREA SCHEDULE	SQM
Warehouse	638.8
Office	
Ground floor	197.6
First floor	281.4
Total building	1,117.8

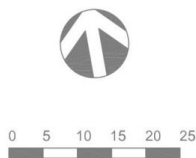


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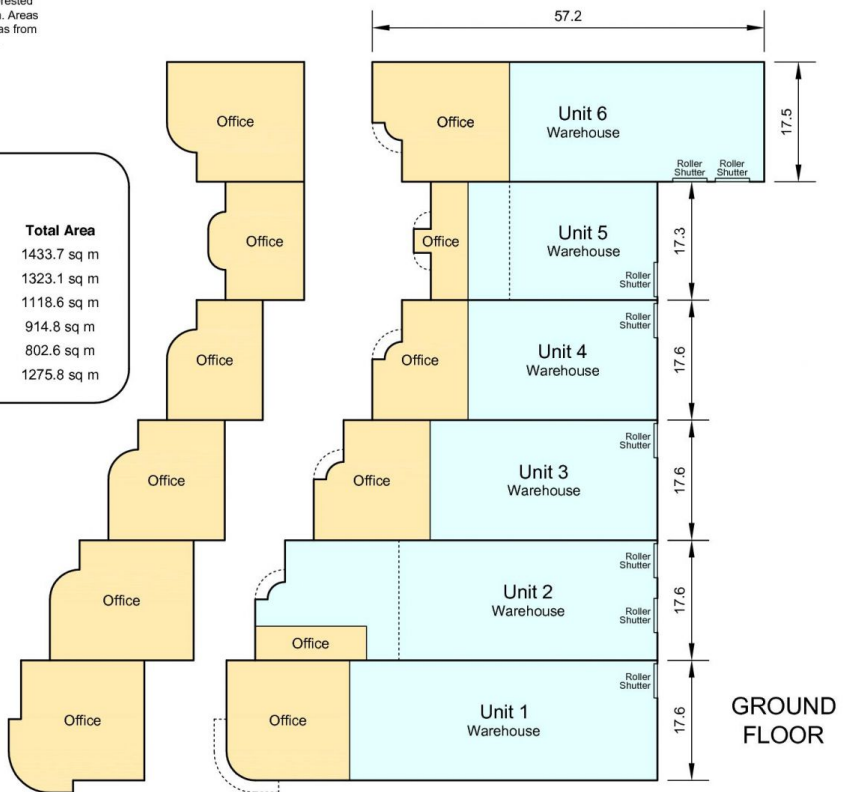
Disclaimer: This plan has been prepared for marketing purposes only. Any interested party should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies. Areas from Degotardi, Smith & Partners surveys dated 30/6/1999, 6/10/1999 & 21/10/1999.

Information Schedule

Unit	Ground Floor		First Floor		Total Area
	Warehouse	Office	Office	Office	
1	764.0 sq m	312.9 sq m	356.8 sq m	1433.7 sq m	
2	900.8 sq m	81.0 sq m	341.3 sq m	1323.1 sq m	
3	566.5 sq m	270.4 sq m	281.7 sq m	1118.6 sq m	
4	468.5 sq m	214.9 sq m	231.4 sq m	914.8 sq m	
5	480.0 sq m	106.7 sq m	215.9 sq m	802.6 sq m	
6	647.5 sq m	309.8 sq m	318.5 sq m	1275.8 sq m	



FIRST FLOOR



GROUND FLOOR

Plan prepared for:



Units 1 - 6, HARCOURT ESTATE
809 - 821 Botany Road
ROSEBERY, NSW

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