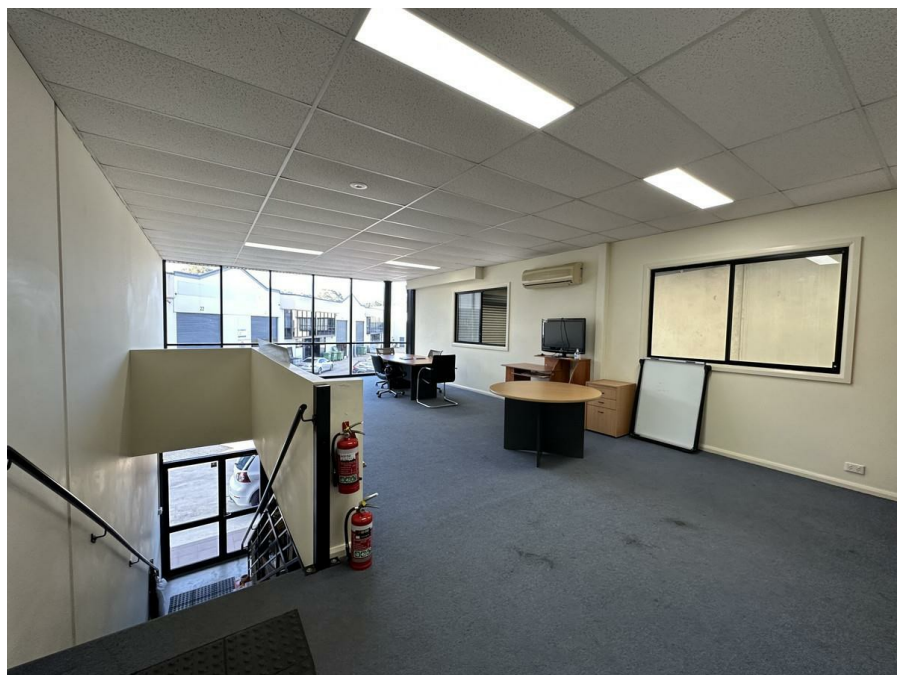


**42/70 Holbeche Rd, Arndell Park, NSW 2148**

**DEPOSIT TAKEN**

Office Suite



## Modern First Floor Office Space in Prime Arndell Park Locati

This upstairs 70sqm open-plan office/storage space is located in prime position in Arndell Park Industrial Precinct. Close to all amenities including Arndell Park shops, M4, M7, Eastern Creek, Blacktown station and shopping centre. Outgoings negotiable.

### Property Features:

- First floor office space with private entrance
- Full staff amenities including with kitchenette, lunchroom and 2 bathrooms
- Split system air conditioner
- Outgoings negotiable
- 1 allocated car space
- Walking distance to local shopping centre, cafes and ALDI

NOTE - Ground floor warehouse is NOT INCLUDED

Please contact Keith on 0433 159 508 for more info and to inspect today!

Disclaimer: All information contained therein is gathered from third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely on their own enquiries.

**Open for Inspection**

By Appointment.

### Listed By

LJ Hooker Blacktown  
Phone: (02) 9621 1222

