

**2/256G New Line Road DURAL NSW**

**15** 

**QUALITY STAND ALONE FACILITY | FIRST CLASS OFFICE + HIGH CLEARANCE WAREHOUSE**

Introducing Building 8, a prime opportunity to secure your own headquarters or prime Investment, located in the heart of the thriving North West precinct! This property boasts an excellent location with easy accessibility, just a short drive to M2 Motorway, NorthConnex, and Cherrybrook Metro, providing excellent convenience. Strategically positioned only 8km from Castle Hill, it presents an ideal blend of accessibility and tranquillity.

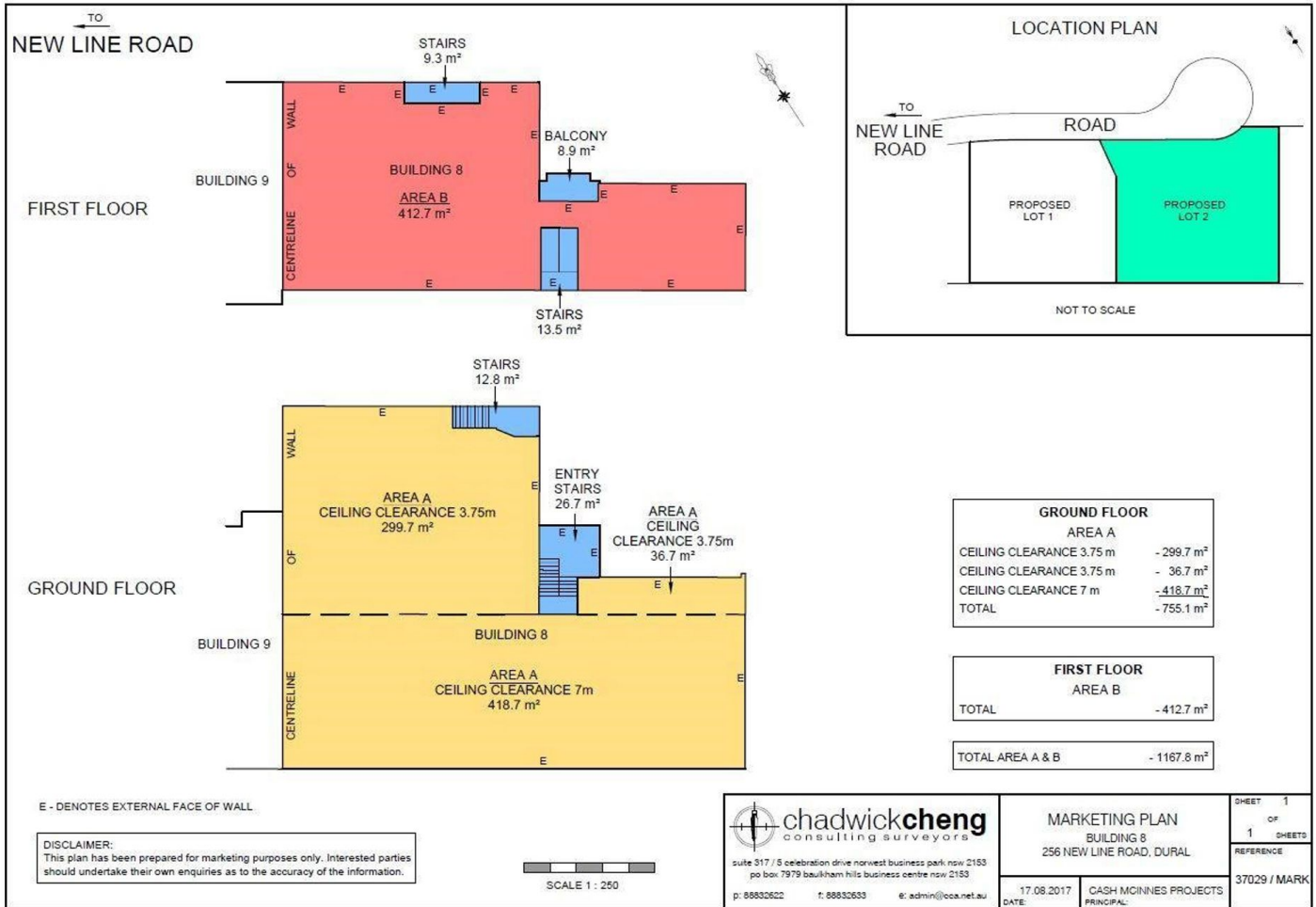
Constructed with impeccable quality finishes, the space features an expansive oversized full kitchen, perfect for

[For full version visit the website](https://www.hillscentral.com.au)

**Type** : Industrial  
**Building Size** : 1168 sqm  
**View** : <https://www.hillscentral.com.au/sale/nsw/hills/dural/commercial/industrial/8402195>



**Simon Russo**  
**02 9634 2299**



TO  
NEW LINE ROAD

FIRST FLOOR

GROUND FLOOR

E - DENOTES EXTERNAL FACE OF WALL

**DISCLAIMER:**  
This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information.

SCALE 1 : 250

LOCATION PLAN

TO  
NEW LINE ROAD

NOT TO SCALE

| GROUND FLOOR             |                              |
|--------------------------|------------------------------|
| AREA A                   |                              |
| CEILING CLEARANCE 3.75 m | - 299.7 m <sup>2</sup>       |
| CEILING CLEARANCE 3.75 m | - 36.7 m <sup>2</sup>        |
| CEILING CLEARANCE 7 m    | - 418.7 m <sup>2</sup>       |
| <b>TOTAL</b>             | <b>- 755.1 m<sup>2</sup></b> |

| FIRST FLOOR  |                              |
|--------------|------------------------------|
| AREA B       |                              |
| <b>TOTAL</b> | <b>- 412.7 m<sup>2</sup></b> |

|                             |                               |
|-----------------------------|-------------------------------|
| <b>TOTAL AREA A &amp; B</b> | <b>- 1167.8 m<sup>2</sup></b> |
|-----------------------------|-------------------------------|

**chadwickcheng**  
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|                          |                                    |               |
|--------------------------|------------------------------------|---------------|
| MARKETING PLAN           |                                    | SHEET 1       |
| BUILDING 8               |                                    | 1 OF 1 SHEETS |
| 256 NEW LINE ROAD, DURAL |                                    | REFERENCE     |
| DATE: 17.08.2017         | CASH MCINNIS PROJECTS<br>PRINCIPAL | 37029 / MARK  |