



**WARRICK LANE PRECINCT, 2 Warrick Lane, BLACKTOWN 2148**

*Quality Development | Level 1 Office Suite For Lease | Warrick Lane Precinct*

Grade N/A  
 Nabers

Level/Suite	Area (sqm)	Rent (\$/sqm pa)	Rent Basis	Outgoings (\$/sqm pa)	Fitout (Y/N)	Floorplan	Availability	Parking	Comments
Level 1 Suite 2	193		Gross		No		Under Offer	10	Open plan clear span column free space with exposed services and ceiling with excellent natural light from floor to ceiling windows. Last suite in the building.

- ✦ Brand new development
- ✦ Located in the commercial hub
- ✦ Close to public transport

Blacktown, located approximately 34 kilometres west of the Sydney CBD, is a diverse business hub. With a rising population of approximately 336,962 people, Blacktown is the fifth largest Local Government Area in NSW by population and an ever-growing place of business for company owners and employees. Blacktown Business District is Westpoint Shopping Centre, Max Webber Library, Blacktown Showground precinct, The Leo Kelly Blacktown Arts Centre and the Village Green precinct which plays host to weekly markets.

**Agent Contact(s)**

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# FOR LEASE

The New Warrick Lane development is a modern mixed-use complex anchored by a new public plaza.

The Precinct links seamlessly to Main Street and offers exciting new commercial opportunities in the heart of the Blacktown City Centre along with a 450-space underground car park.

The East and West buildings smoothly integrate with the bound parkland, providing great access.

Blacktown's CBD is well connected to major transport networks and is easily accessible via the M4, M2 and M7 motorways. Blacktown railway station is positioned only 400 metres away.

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