



## 13 Alhambra Avenue CARDIFF

### INVESTMENT OPPORTUNITY

#### Location

Just 1 kilometre to Cardiff bulky goods retail precinct.

#### Description

- Security gate
- On-site parking
- Hardstand area

Leased to PCWI Technology Holdings Pty Ltd at a current annual rent of \$85,000 net per annum (plus GST).

Fixed annual rent increases and the Lessee is responsible for 100% of outgoings.

#### PREMISES:

**AREA m<sup>2</sup>:** 1,056

**PRICE:** Expressions of Interest

**PARKING:** 6

**COMMENTS:** Inspection by appointment.  
All areas are approximate.

#### CONTACT:

**David Rogers**

T 0425 267 111

E [dr@dowlingcommercial.com.au](mailto:dr@dowlingcommercial.com.au)

[www.dowlingcommercial.com.au](http://www.dowlingcommercial.com.au)

P (02) 4969 8000 | F (02) 4969 8999 | E [admin@dowlingcommercial.com.au](mailto:admin@dowlingcommercial.com.au) | A Shop 1/86-88 Tudor Street, Hamilton NSW 2303

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Dowling Commercial has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Dowling Commercial accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [www.dowlingcommercial.com.au](http://www.dowlingcommercial.com.au)