

GOOD IS COMMERCIAL FLEXIBILITY

GREAT IS WHAT YOU DO FROM HERE

SLOUGH BUSINESS PARK

Corner Holker Street and Silverwater Road, NSW

MAKING
SPACE
FOR
GREATNESS



LOCATION



1.6KM
to M4
Motorway

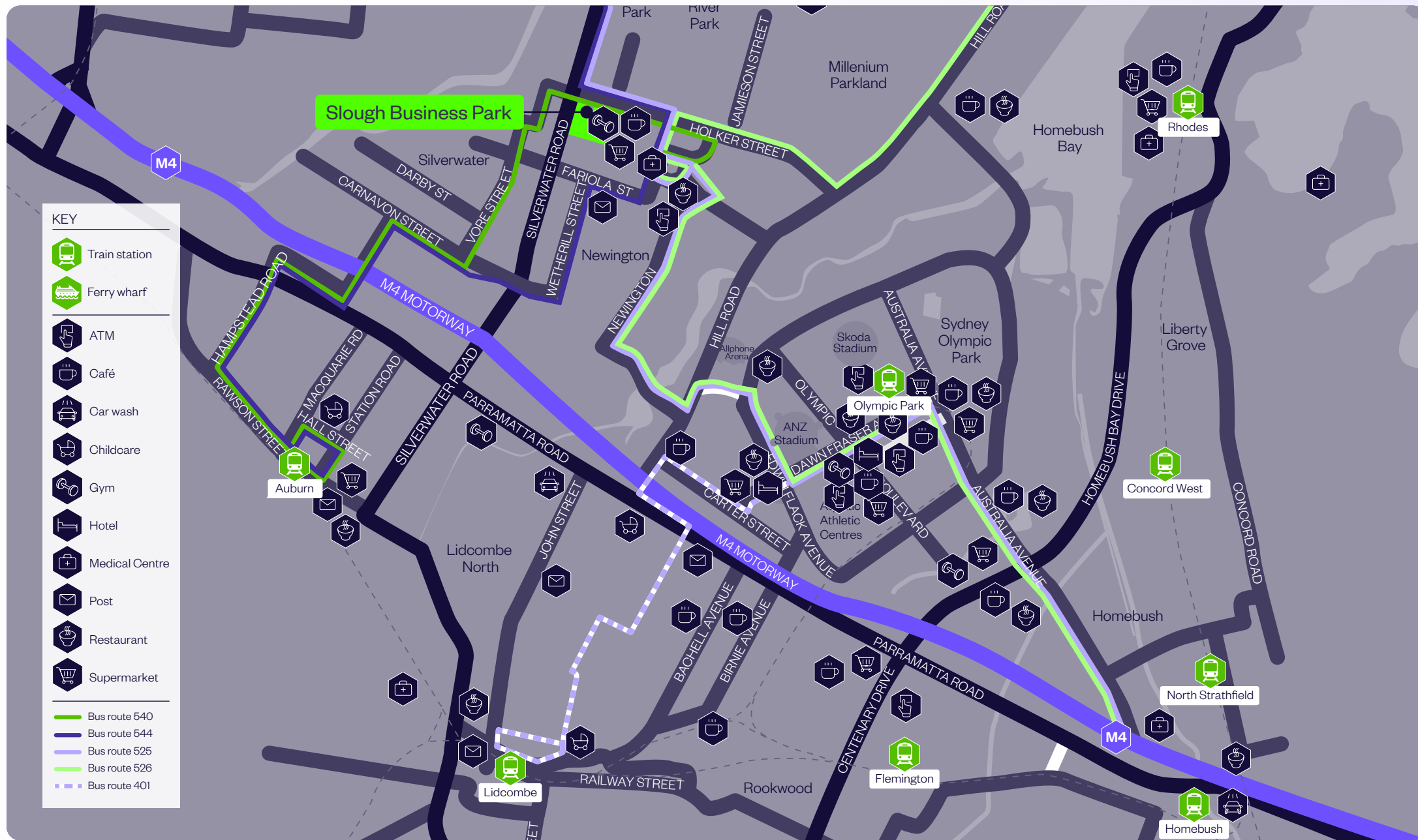
2KM
to Parramatta
Road

3KM
to Auburn
Train Station

19KM
to Sydney
CBD

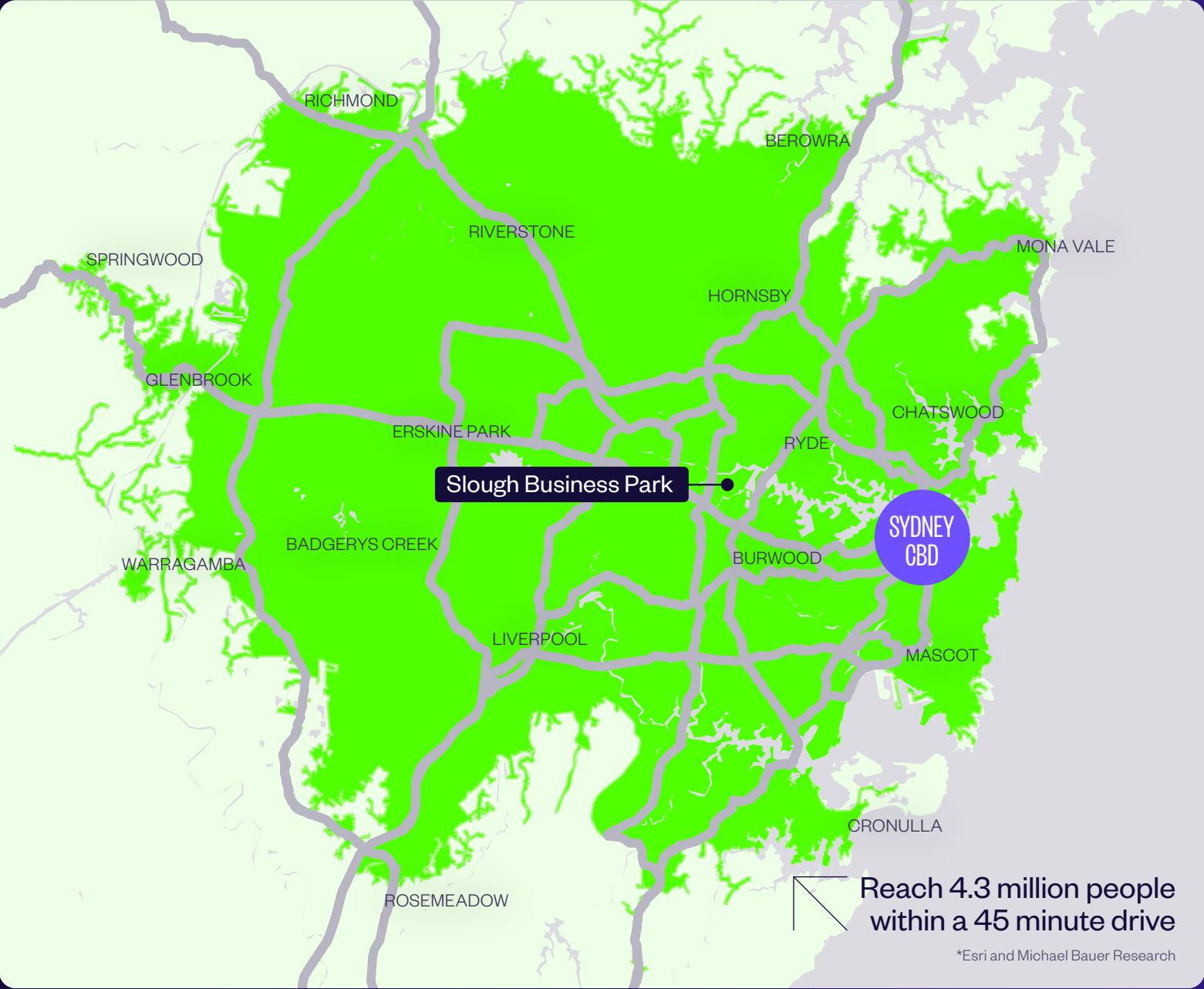
The estate offers excellent exposure and connectivity at the corner of Silverwater Road and Holker Street. It's close to the M4 Motorway, Parramatta Road, and well-served by nearby public transport.

ACCESS



SPEED TO MARKET

WITHIN 45 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

-  **4.3M**
Total population
-  **1.5M**
Total households
-  **\$233.7BN**
Total purchasing power

TOTAL SPEND ON

-  **\$6.2BN**
Clothing
-  **\$20.1BN**
Food + beverage
-  **\$4.9BN**
Personal care
-  **\$1.3BN**
Online shopping

*Esri and Michael Bauer Research

FEATURES

- + Quality warehouse + office space from 807-2,251 sqm
- + 320 sqm modern standalone office space
- + On-grade roller door access
- + High clearance and clear span warehouses
- + ESFR sprinklers
- + On-site café
- + Multiple entry/exit points to the estate
- + Secure parking.



SITE PLAN

HOLKER STREET

SILVERWATER ROAD

SLOUGH AVENUE

Reserve

Carpark



Site Manager

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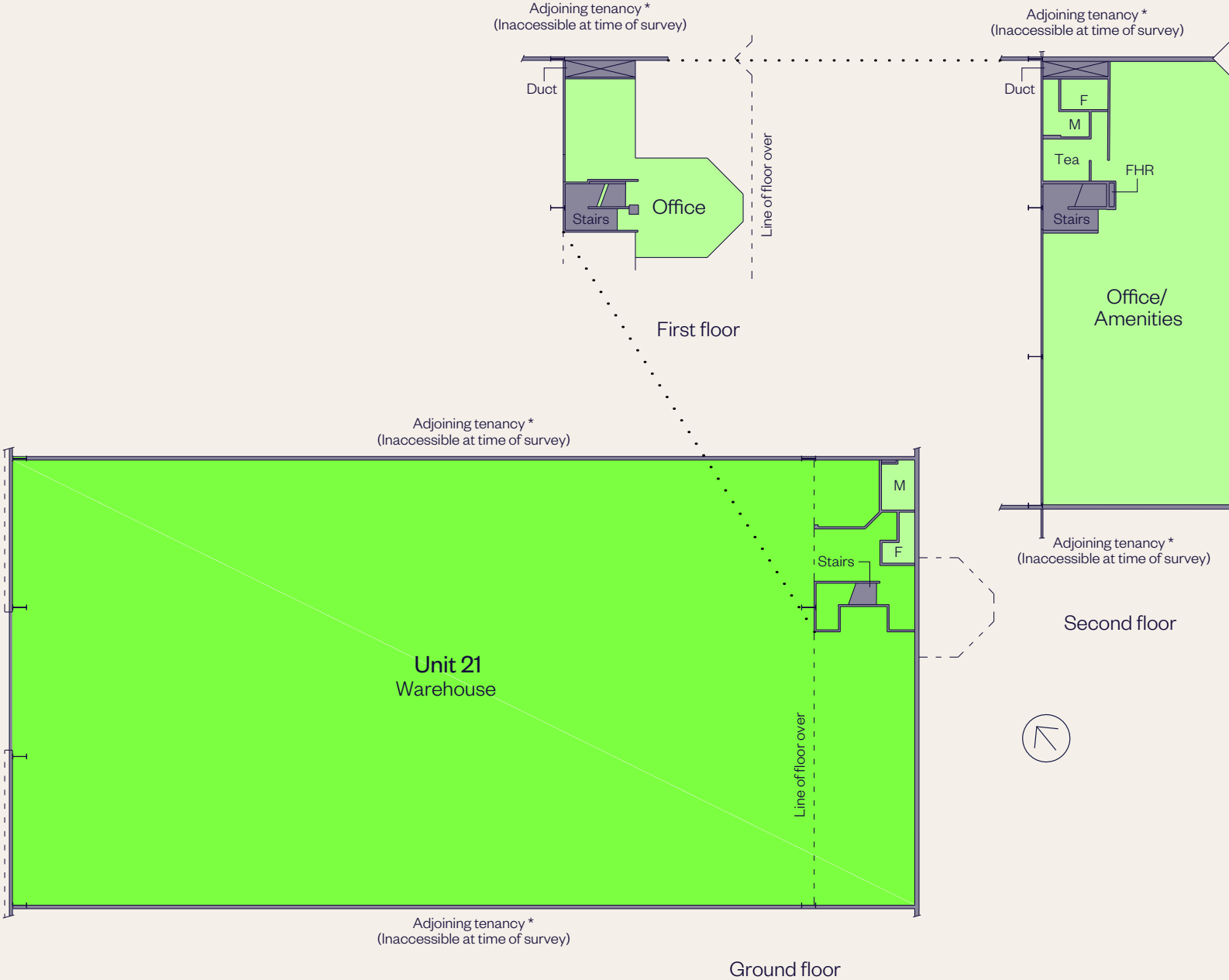
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RACHAEL CLOSE

UNIT 21 PLAN

Slough Business Park

AREA SCHEDULE	SQM
Warehouse	1,207.3
First floor office	60.8
Second floor office and amenities	245.7
Total building area	1,513.8



UNIT 46 PLAN

Slough Business Park

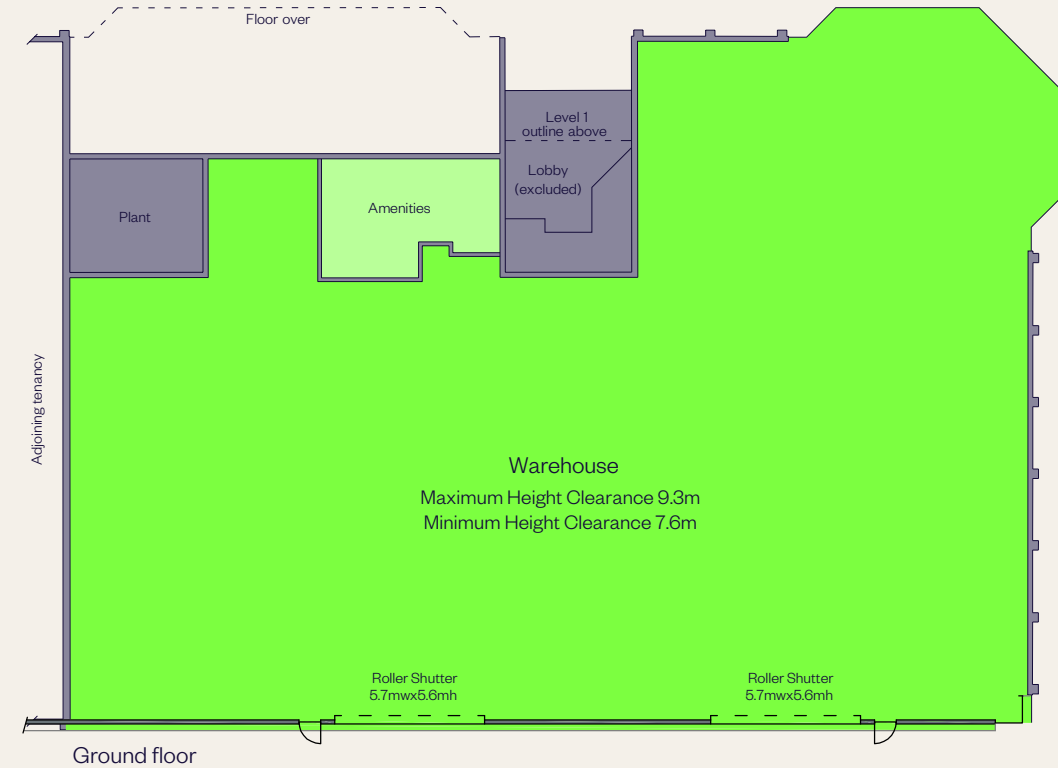
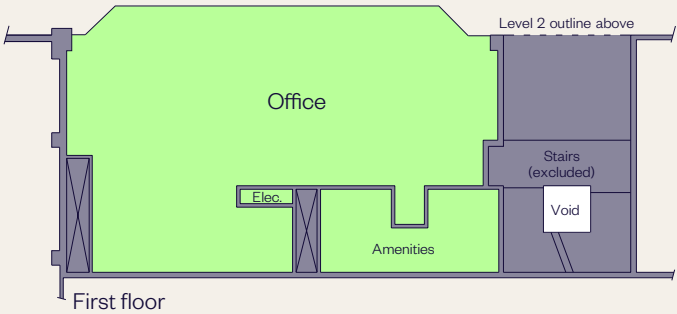
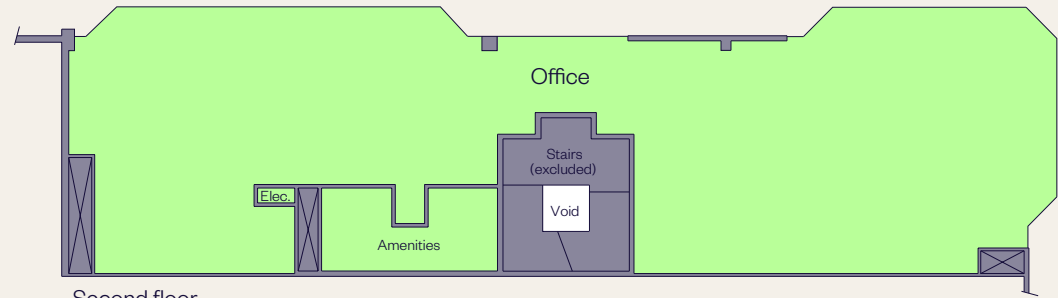
AREA SCHEDULE	SQM
Warehouse	970.5
Ground Floor office	640.4
First Floor Office	640.4
Total building area	2,251.3



UNIT 48 PLAN

Slough Business Park

AREA SCHEDULE	SQM
Warehouse	810.9
First floor office	162.1
Second floor office	331.6
Total building area	1,304.6



UNIT 50A PLAN

Slough Business Park

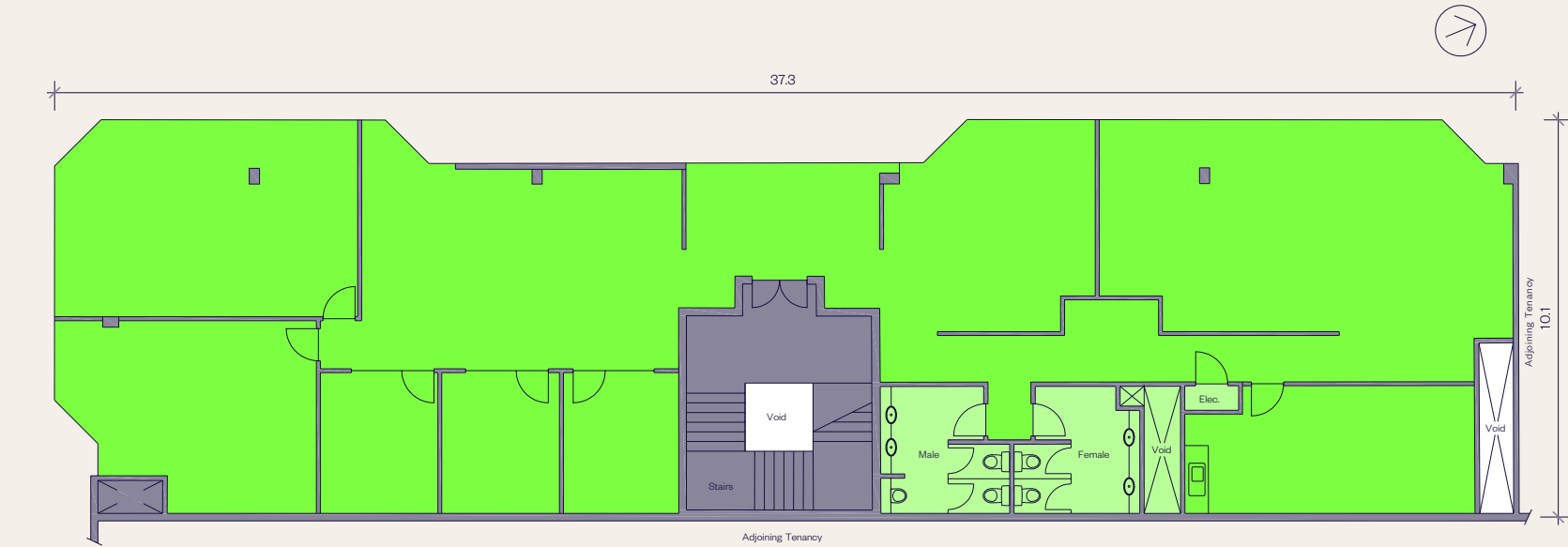
AREA SCHEDULE	SQM
Warehouse	661.1
Office	146.2
Total building area	807.3



UNIT 50C PLAN

Slough Business Park

AREA SCHEDULE	SQM
Second floor	
Office	319.6
Total building area	319.6



AMENITY AND SERVICES

Click on interactive links for more information on nearby services



✚
[Danny's Cafe](#)



✚
[Alpha Badminton Centre](#)

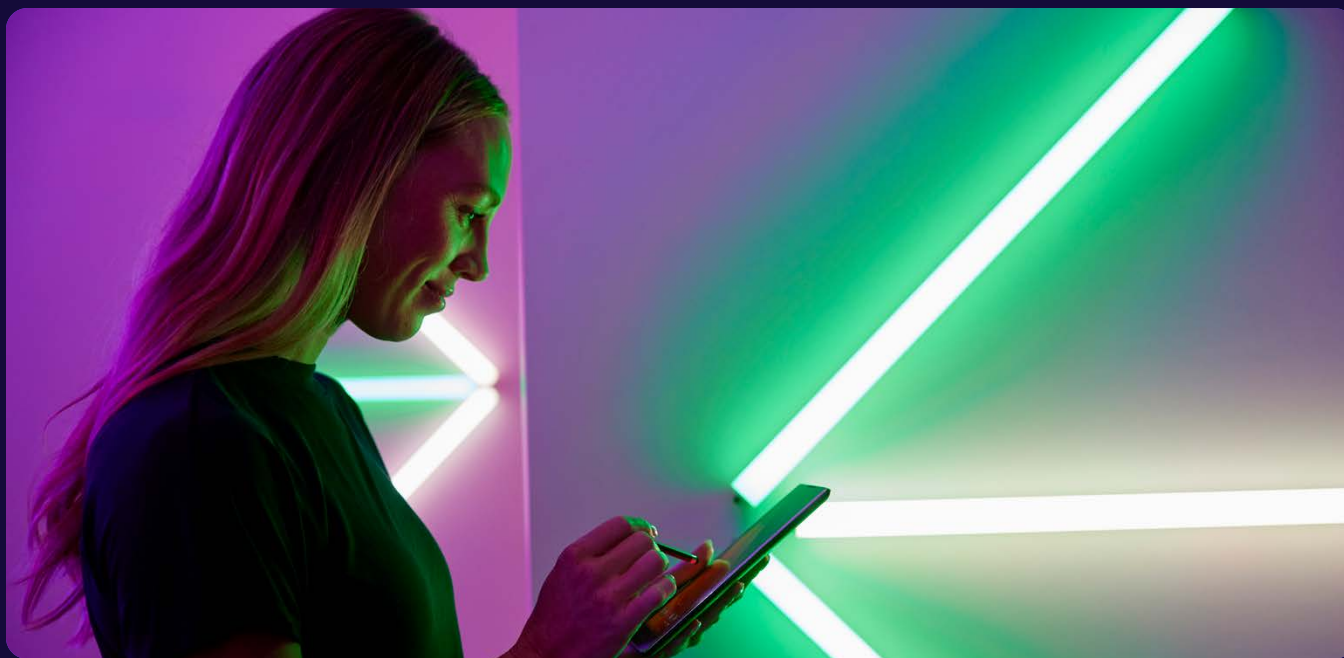
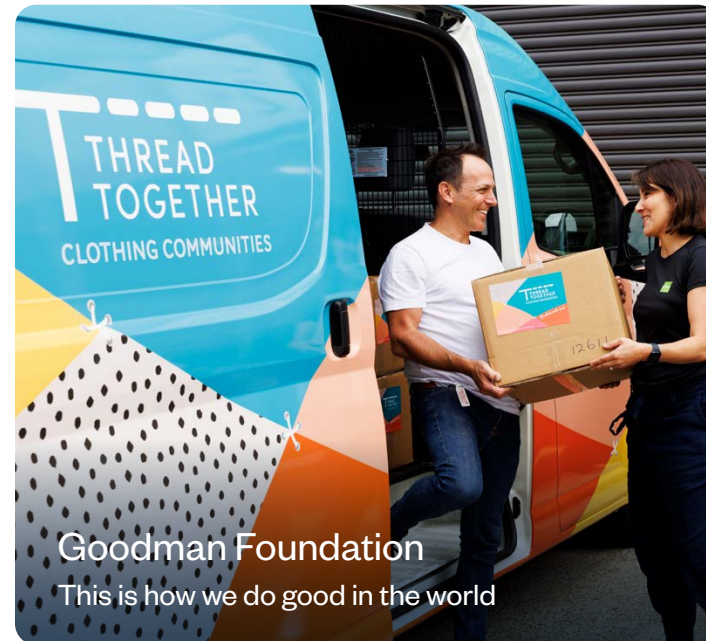
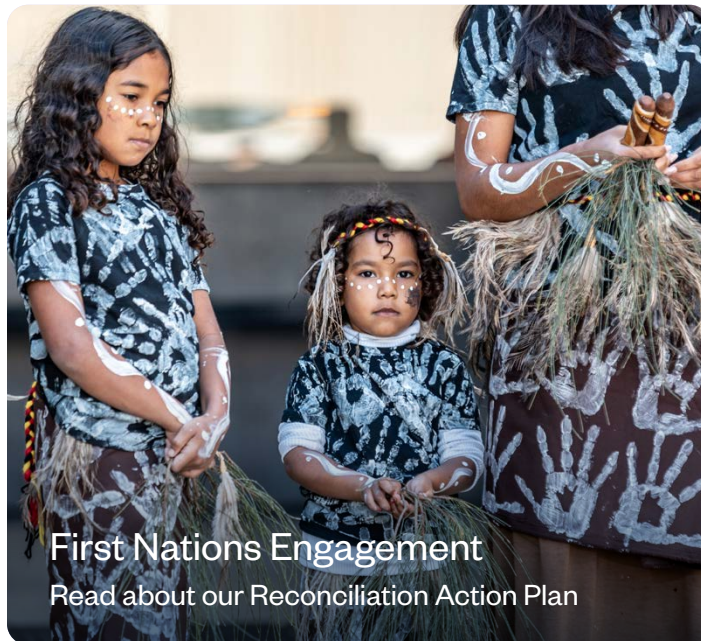


✚
[Anytime Fitness](#)



✚
[Newington Marketplace](#)

ABOUT GOODMAN



We own, develop and manage high-quality, sustainable properties globally that are close to consumers and provide essential infrastructure for the digital economy.

In Australia, Goodman is the largest industrial property developer. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

LEARN
MORE



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