

LOCATION SPACE +

THE PARK
5 TALAVERA ROAD,
MACQUARIE PARK

Goodman⁺

Make the smart move

Macquarie Park is a lively business community, home to some of Australia's leading companies. The area is a dynamic and energetic place to work with a wide range of cafes, restaurants, shopping centres, gyms and leisure facilities.

POSITION YOUR BUSINESS AT THE FOREFRONT OF THE FASTEST GROWING BUSINESS DISTRICT



Ideally located warehouse+ office

Offering excellent access to arterial roads, public transport and local amenities within Macquarie Park, The Park is an ideal option for businesses looking to consolidate their warehouse and office space requirements in one central location.

Goodman has fantastic leasing opportunities available with flexible warehouse + office spaces from 838–2,782 sqm.





A clever move

Car

The M2 Motorway on/off ramp is located just 250 metres from The Park, providing a direct link to Sydney's Hills District, North Sydney, Sydney CBD and south to the airport via the Eastern Distributor. Lane Cove Road provides a route west to Homebush and Parramatta.

Trains

The estate benefits from the new Sydney Metro Northwest line, which connects the nearby Macquarie Park station to Rouse Hill and Chatswood.

Buses

Over 30 bus routes service the area surrounding Macquarie Park, linking it to Castle Hill, Chatswood, North Sydney, Manly, Mona Vale, the Sydney CBD, Parramatta and Strathfield.



CENTRALLY CONNECTED



50M

to nearest bus



450M

to nearest train



250M

to M2 motorway



1.6KM

to Macquarie Centre



16KM

to Sydney CBD

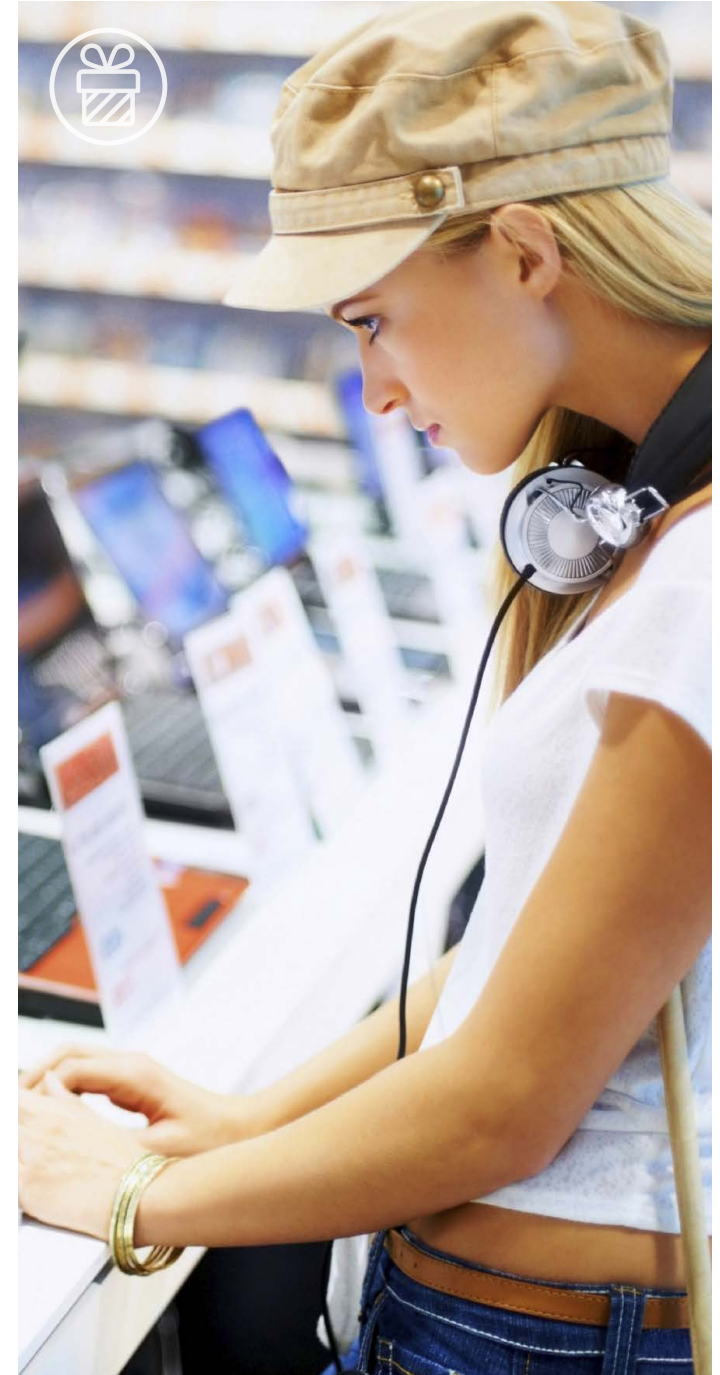
A retail and leisure destination

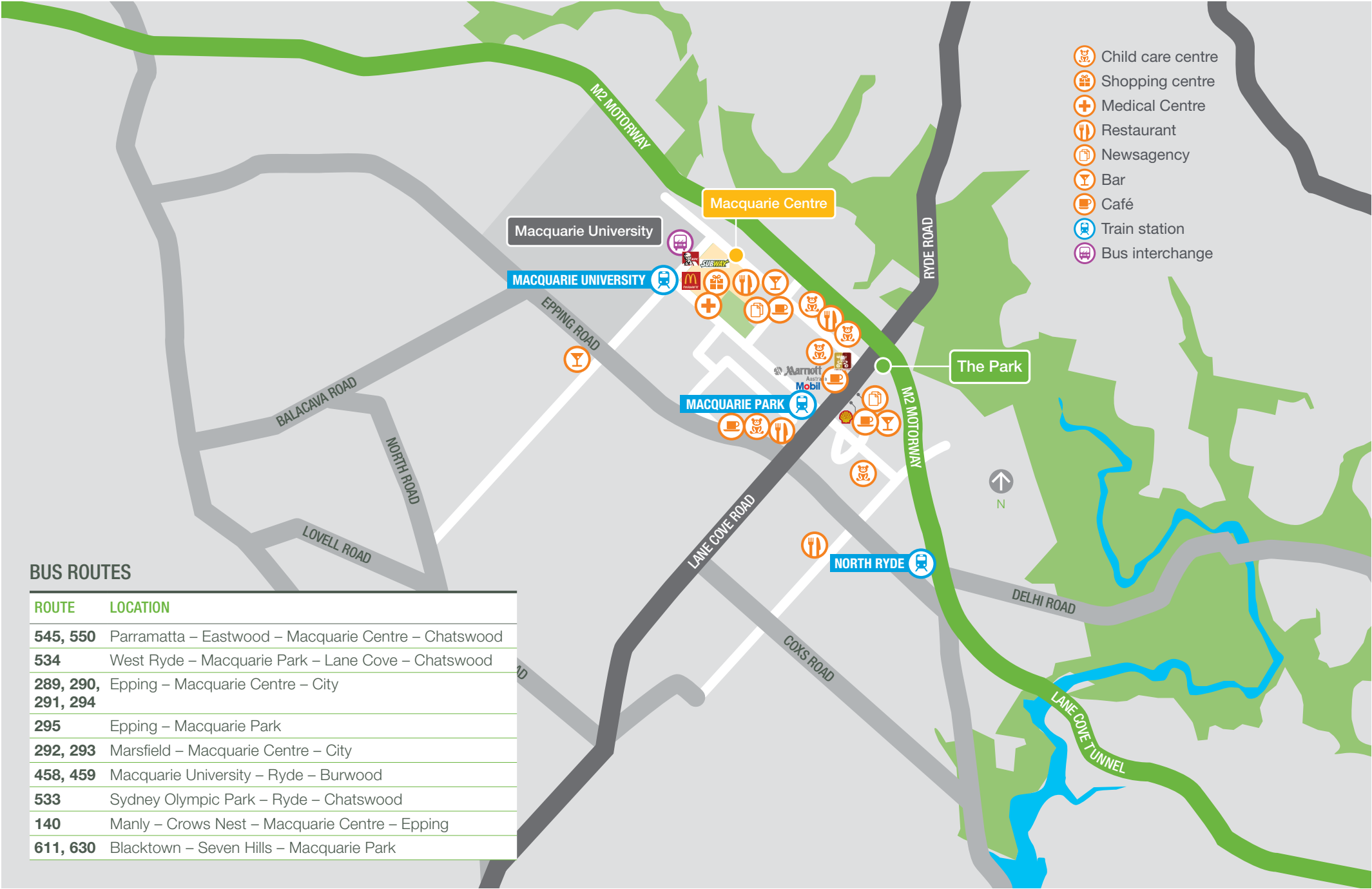
The Park is in close proximity to Macquarie Centre which has over 380 specialty stores plus major retailers such as Myer, Woolworths and Target, as well as 4,000 car spaces, a post office, banks, Medicare and the RTA.

Buzzing cafes and a large food court provide great options for lunch, together with a choice of restaurants, 16 cinemas and an ice rink for time out after work.



**MACQUARIE CENTRE
OFFERS OVER 380
SPECIALTY STORES**



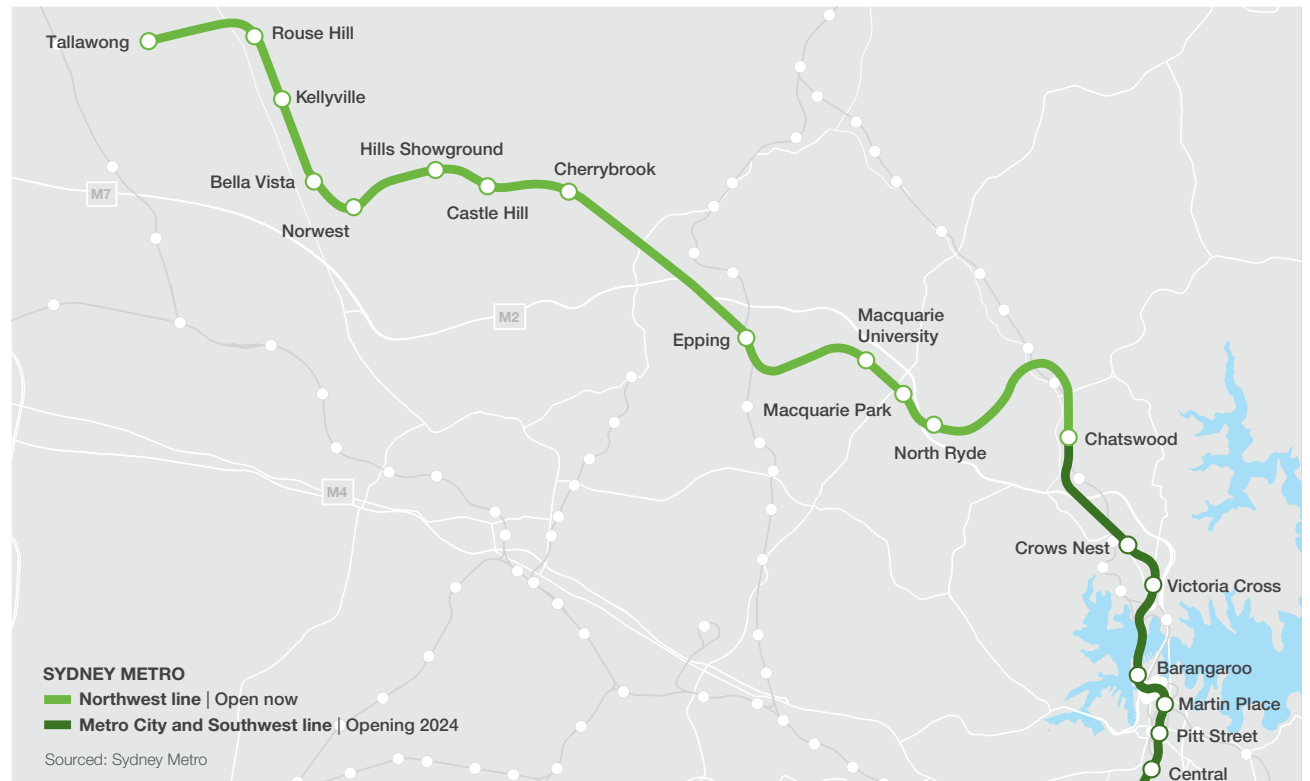
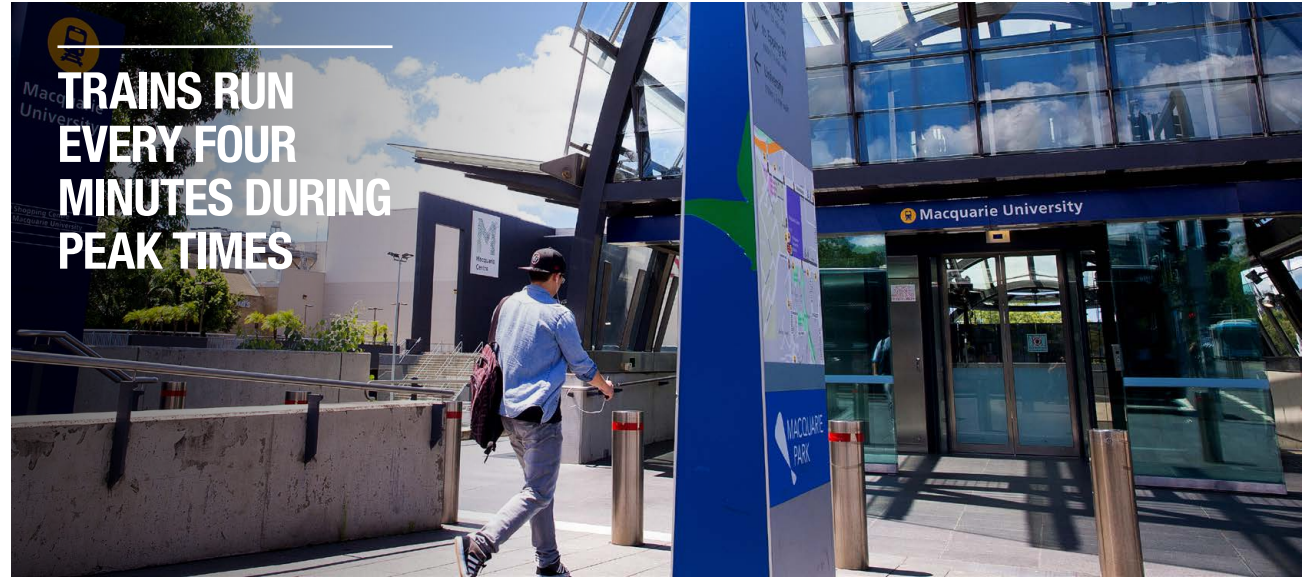


Sydney Metro Northwest

The new \$7.3 billion Sydney Metro Northwest line is now open, connecting Sydney's Hills District to Chatswood via Macquarie Park.

The line includes eight new stations from Tallawong near Rouse Hill to Epping, with the five existing stations from Epping to Chatswood upgraded to reach next-generation metro standards.

Commuters can now enjoy train services every four minutes during peak times and an extra 4,000 commuter car parking spaces.





Unit 4A

- + 1,260 sqm warehouse space
- + Sprinklered warehouse
- + Access via on-grade roller door
- + On-site cafe and gym
- + Good parking ratio.

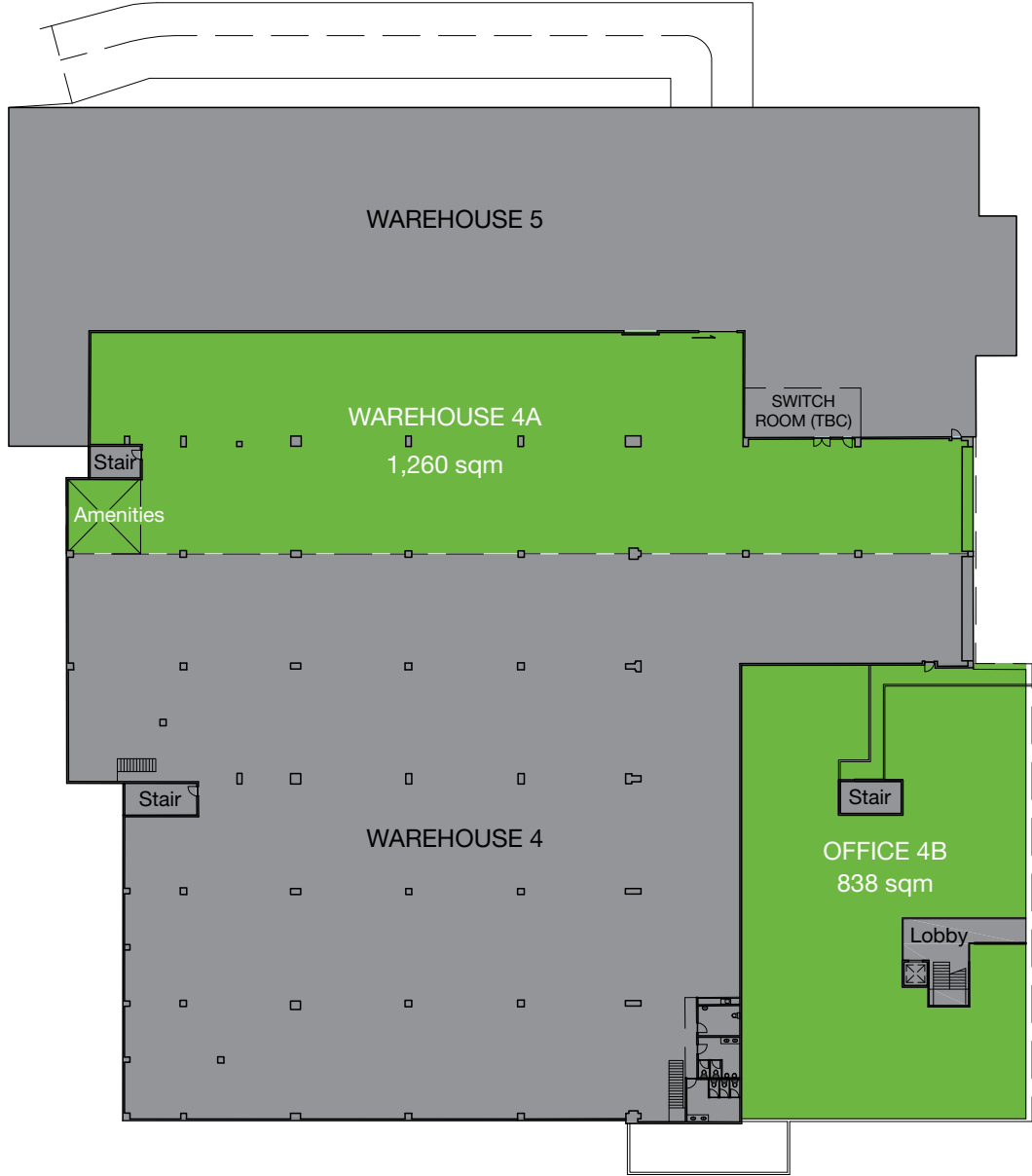


Unit 4B

- + 838 sqm first floor office space
- + Lobby in entrance
- + On-site cafe and gym
- + Good parking ratio
- + Available February 2020.



| AREA SCHEDULE | SQM |
|---------------|-------|
| Warehouse 4A | 1,260 |
| Office 4B | 838 |
| Total area | 2,098 |

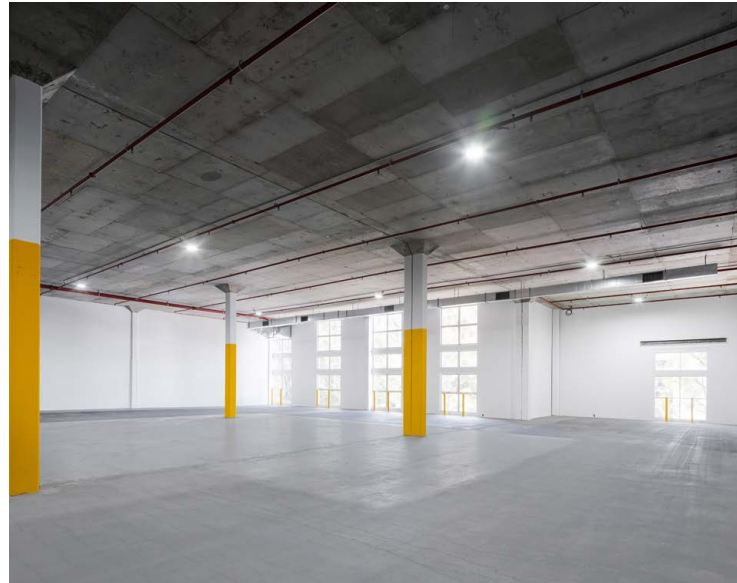




 For lease

Unit 7

- + Modern 2,103 sqm warehouse + 679 sqm office space
- + High quality office over three floors
- + Sprinklered warehouse
- + On-site cafe and gym
- + Good parking ratio
- + Available now.

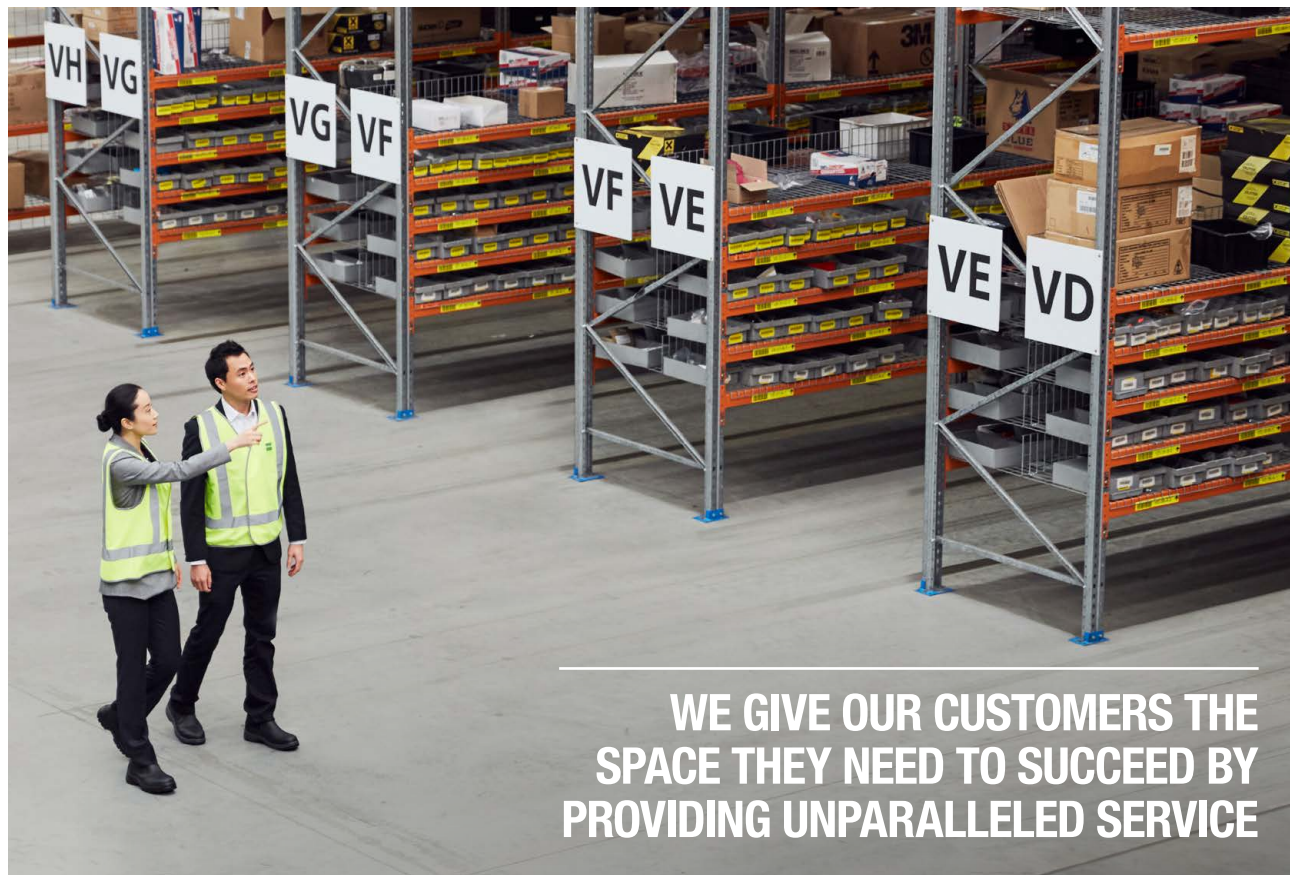


| AREA SCHEDULE | SQM |
|---------------|---------|
| Office | |
| Ground floor | 137.1 |
| Level 1 | 138.3 |
| Level 2 | 404.3 |
| Warehouse | 2,103.6 |
| Total area | 2,783.3 |



Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



WE GIVE OUR CUSTOMERS THE SPACE THEY NEED TO SUCCEED BY PROVIDING UNPARALLELED SERVICE

Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.



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