

ABOVE + BEYOND

HARCOURT BUSINESS PARK
809-821 BOTANY ROAD, ROSEBERY, NSW

Goodman



Opportunity

Situated within a well presented and landscaped estate, Harcourt Business Park features modern and functional office and warehouse units suitable to a range of uses.

Each unit enjoys generous parking allocations and is accessed via Botany Road, Harcourt Parade or Dunning Avenue.

The property boasts quality office accommodation with showroom potential and functional warehouse spaces with on-grade container height roller shutter doors.





Sydney CBD

Green Square

O'Riordan Street

Botany Road

Archie Rose Distillery

Zimmermann

The Cannery

Black Star Bakery

Messina HQ

Hayes Road

Harcourt Business Park

To Mascot Station

A clever move

Positioned on the corners of Botany Road, Harcourt Parade and Dunning Avenue in Rosebery, the estate is located within close proximity to Sydney Airport, Port Botany and major arterial roads including the Eastern Distributor and M5 Motorway. The property is also well serviced by public transport with Mascot Station within walking distance and a number of bus stops are located nearby.



CENTRALLY CONNECTED



1.4KM
to Mascot
train station



2KM
to Sydney
Airport



5KM
to Sydney
CBD



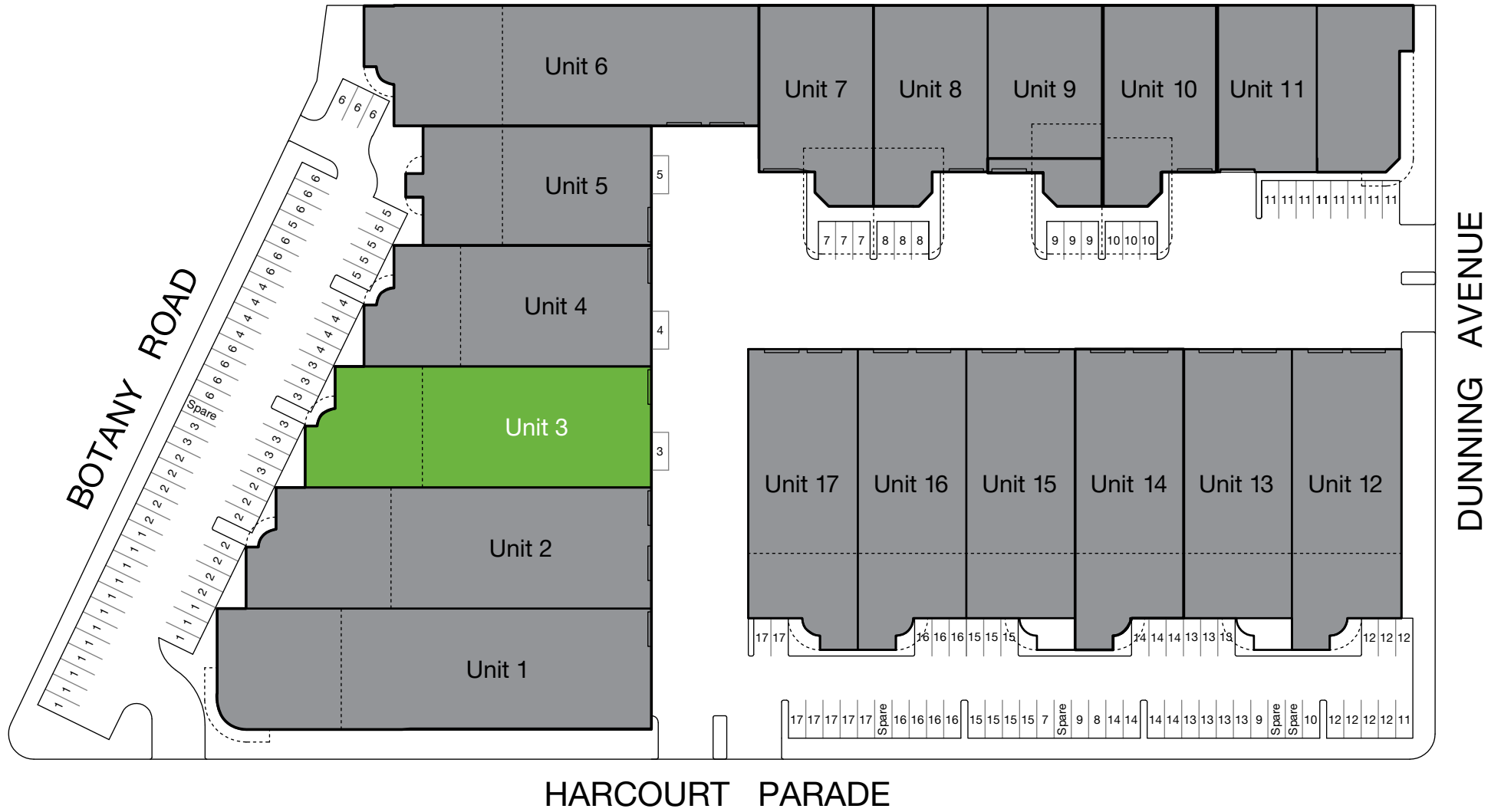
6KM
to M4
Motorway



6KM
to M5
Motorway



7KM
to Port
Botany



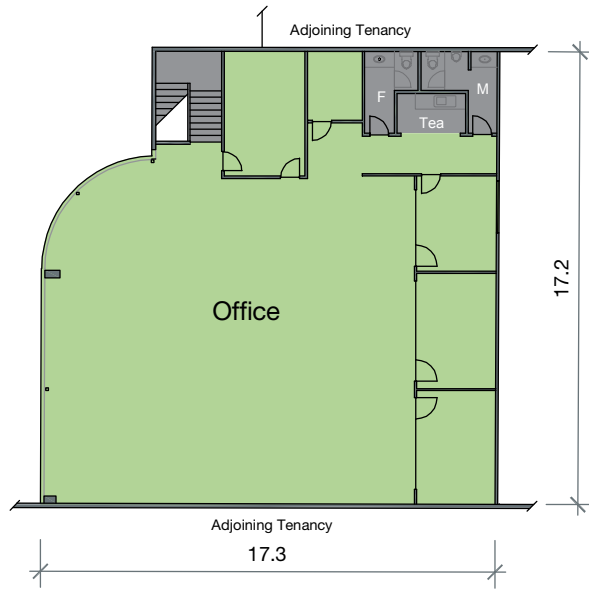
Unit 3

- + 639 sqm high clearance warehouse
- + 479 sqm office over two floors
- + Access via on-grade roller shutter
- + Flexible office/showroom space
- + On-site parking

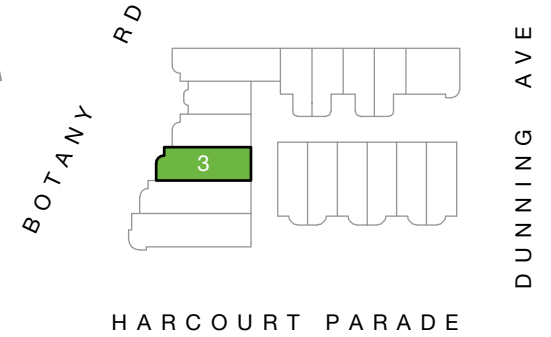
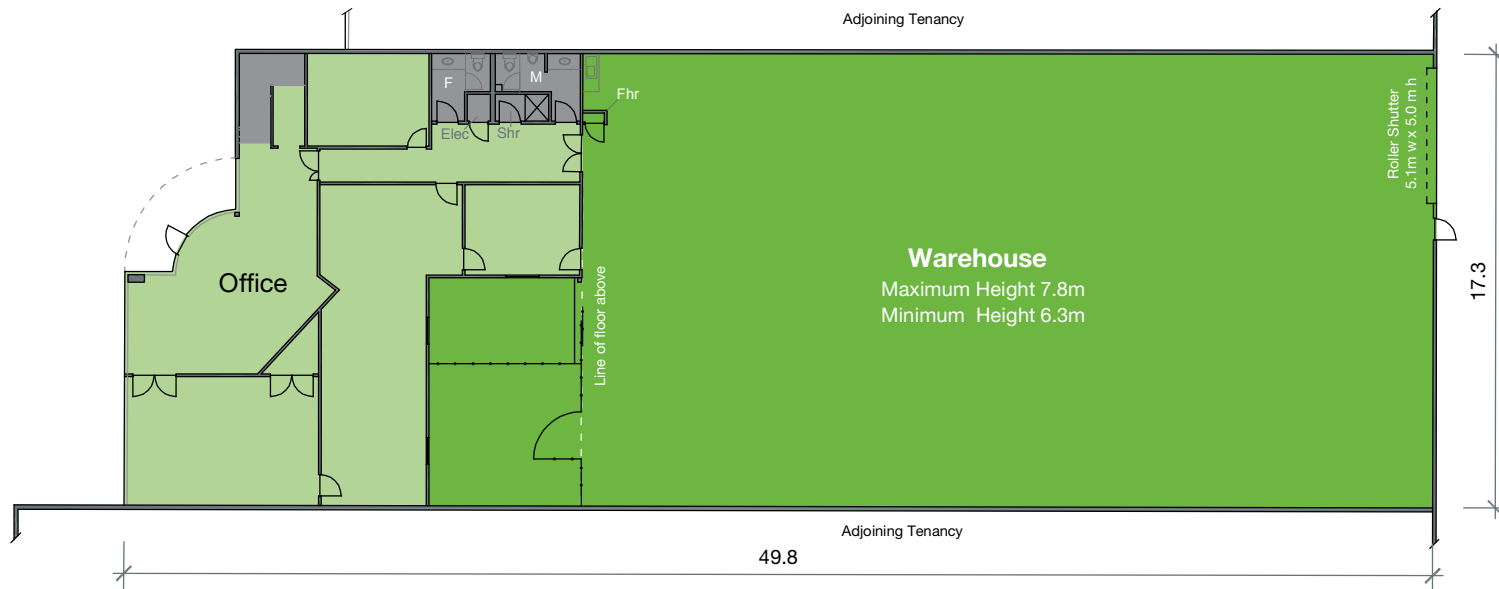


AREA SCHEDULE	SQM
Warehouse	638.8
Office	
Ground floor	197.6
First floor	281.4
Total building	1,117.8

First floor



Ground floor



Location Plan
Not to Scale

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.



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.

**SUPERIOR
CUSTOMER
SERVICE IS AT
THE HEART OF
EVERYTHING
WE DO**



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