



# INFORMATION MEMORANDUM

CHILD CARE CENTRE / COMMERCIAL SPACE  
FOR LEASE IN NORWEST

**BUILDING C, UNIT 1, GROUND FLOOR  
3 COLUMBIA COURT  
NORWEST NSW 2153**

BY PRD NORWEST  
Suite 403, 10 Century Circuit  
Norwest NSW 2153





# SITE DESCRIPTION

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**COMMERCIAL SPACE FOR LEASE IN NORWEST  
BUILDING C, UNIT 1, GROUND FLOOR**

INDOOR COMMERCIAL SPACE: 697.3m<sup>2</sup> (subject to survey)  
OUTDOOR TERRACE SPACE: 650m<sup>2</sup> (subject to survey)  
TOTAL LETTABLE SPACE: 1,347.3 m<sup>2</sup> circa (subject to survey)  
ZONING: SP4 – Enterprise

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This space at 3 Columbia Court, Norwest is currently fitted out for a child-care/early learning centre. Would also suit a business requiring commercial office space and other permitted use under SP4 – Enterprise Zoning.

On site is a café and medical centre. Number of carpark spaces will be subject to use of premises.

It is centrally located in the Norwest Business Park and all amenities are within a short walk. Close to Virgin Active Gym, Norwest metro train station, bus stops, post office and shopping centre, this space will not disappoint.





COUNCIL STAFF ONLY

NO ENTRY  
BEST  
KEEP BACK






Castle Hill CBD  
5 km



Parramatta CBD  
11.8 km

3  
COLUMBIA COURT  
NORWEST



Virgin Active  
Gym  
550 m



M2 - 6 km  
M7 - 3 km



Norwest  
Marketown  
750 m



Norwest Station  
1 km









# THE PROPERTY

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## HIGHLIGHTS OF THE PROPERTY



Currently fitted out for early learning/child-care facility. 105+ childcare places approved.



Number of carpark spaces will be subject to use of premises



Café and medical centre on site



Walking distance to the Norwest Metro Train Station and existing bus routes.



Conveniently located near the Norwest Marketown shopping centre, post office and lakeside restaurants



Easy access in and out of the Norwest Business Park and only a short drive to the M2 & M7 Motorways



# PROXIMITY

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3 COLUMBIA COURT, NORWEST is located in the heart of the Norwest Business Park

# EOI INFORMATION

Building C, Unit 1, Ground Floor at 3 Columbia Court, Norwest  
is being offered for lease by Expression Of Interest,  
**closing Tuesday, 24<sup>th</sup> October 2023 at 4:00pm (AEST)** by the exclusive leasing agents PRD Norwest.

## THE EOI PROCESS AND INFORMATION REQUIRED

There is no specific format for offers; however, all EOI's must be submitted via email to [david.inkster@prdnorwest.com.au](mailto:david.inkster@prdnorwest.com.au)  
and [kaylene.posa@prdnorwest.com.au](mailto:kaylene.posa@prdnorwest.com.au)

Included in your EOI, you will need to detail the following:

- Name and contact details of the interested party making the offer;
- Include your company details, i.e., Trading name, ABN/ACN, address;
- Details - history in business (capability statement) / referees / financial capacity etc; and
- Completed HOA (as supplied in our email) including the rent you are prepared to pay

Thank you.



For more information, please contact the  
exclusive agent below

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**DAVID INKSTER**

M 0409 831 241

E [david.inkster@prdnorwest.com.au](mailto:david.inkster@prdnorwest.com.au)

403, 10 Century Circuit, Norwest, NSW 2153  
[www.prd.com.au/norwest](http://www.prd.com.au/norwest)



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