

# 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

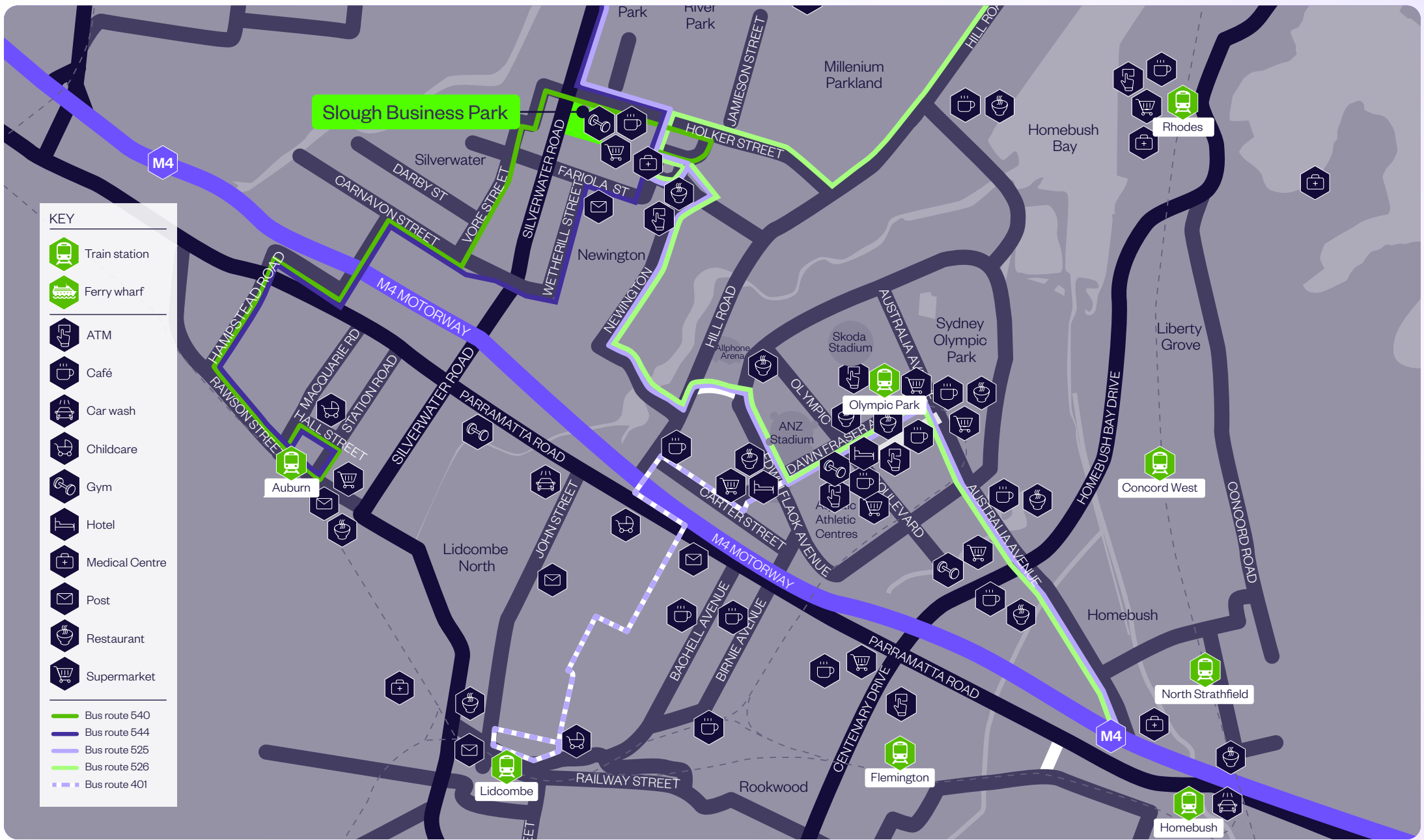
**3KM**  
to Auburn  
Train Station

**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.

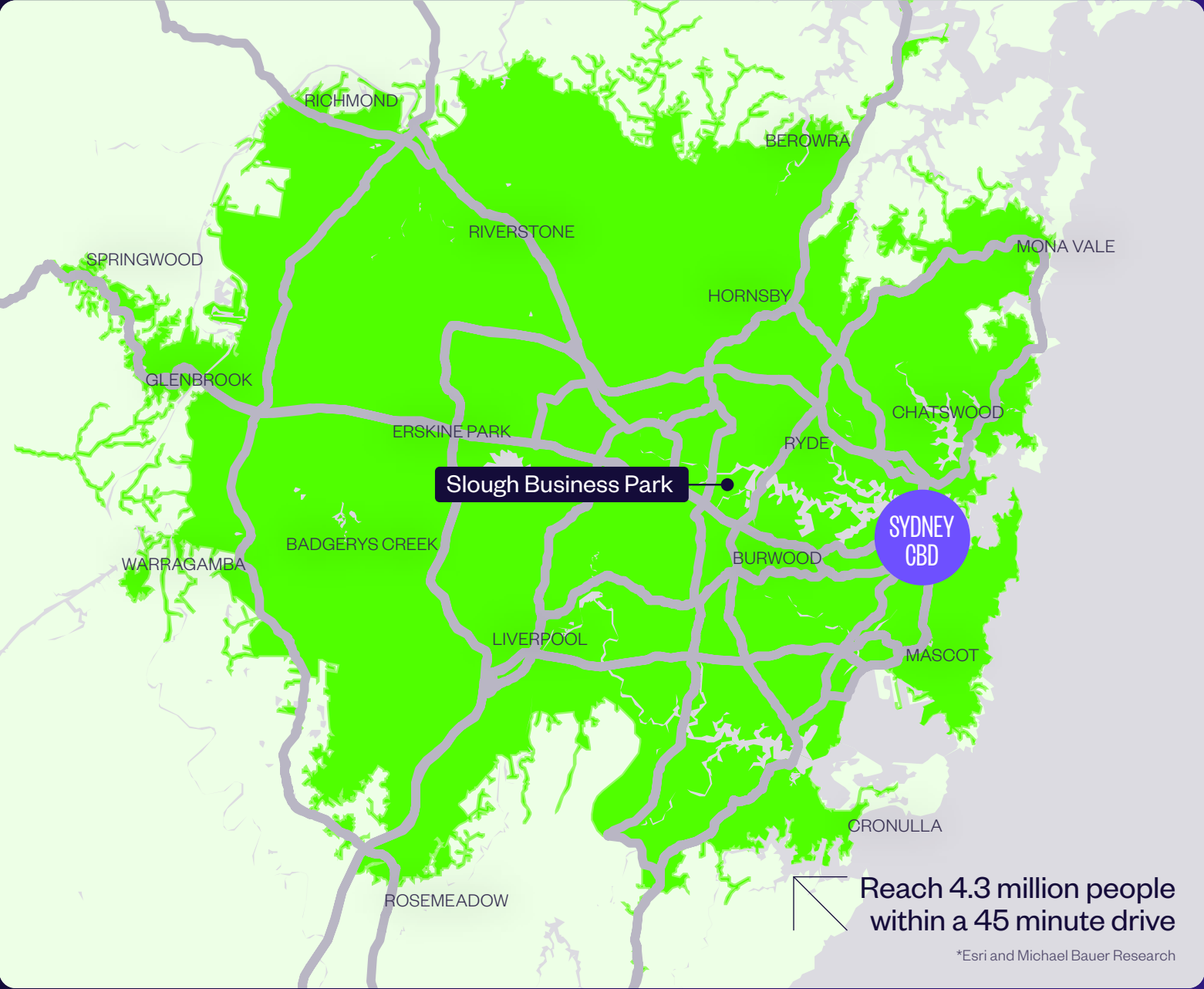


# ACCESS






# 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 835-1,028 sqm
- + Modern standalone office spaces from 320-332 sqm
- + On-grade roller door access
- + High clearance warehouse
- + Clear span warehouses
- + ESFR sprinklers
- + On-site café
- + Multiple entry/exit points to the estate
- + Excellent access to major arterial roads and public transport options.



# SITE PLAN

HOLKER STREET

SILVERWATER ROAD

SLOUGH AVENUE

Reserve

Carpark

Café

Site Manager

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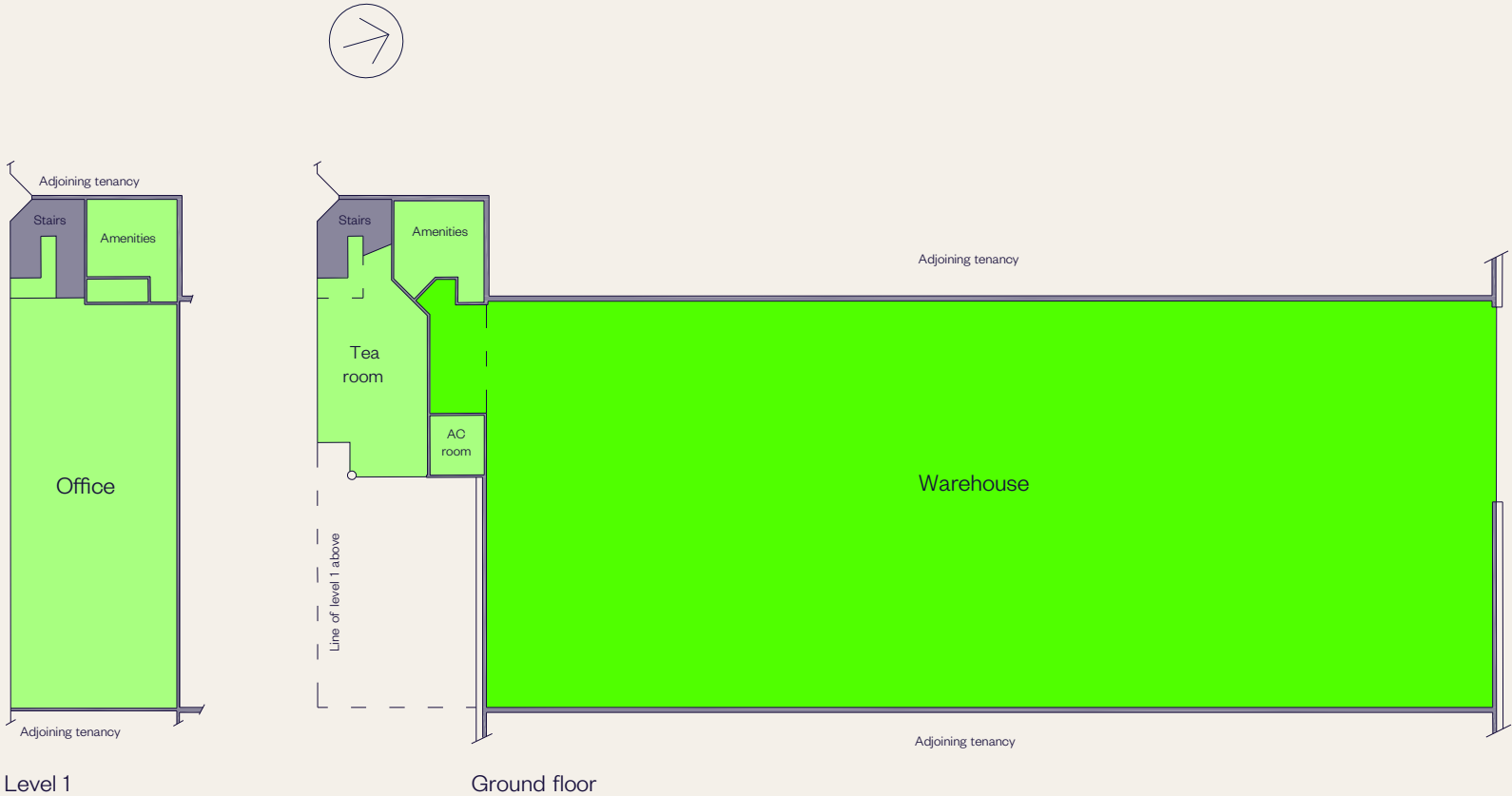
RACHAEL CLOSE



# UNIT 4 PLAN

Slough Business Park

AREA SCHEDULE	SQM
Ground floor	
Warehouse	665.8
Tea room	39.9
Level 1	
Office	129.5
Total building area	835.2



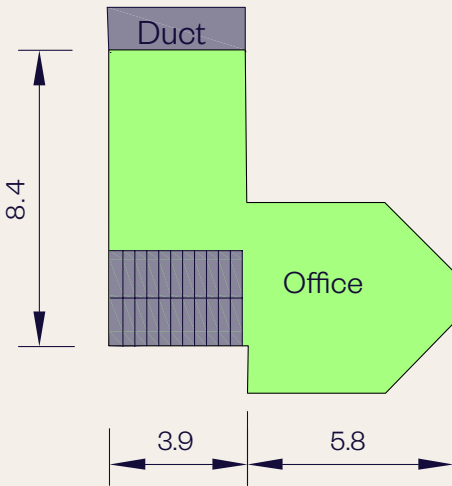
# UNIT 17 PLAN

Slough Business Park

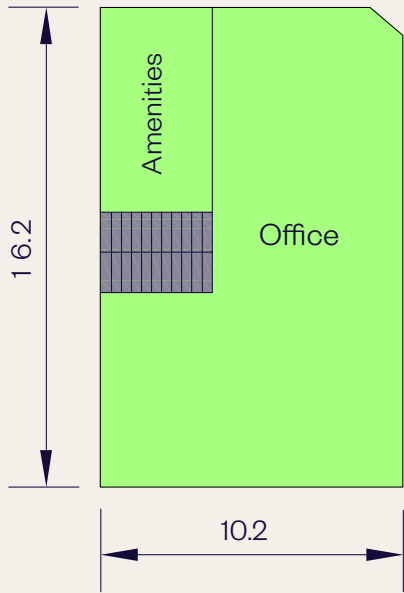
AREA SCHEDULE	SQM
Ground floor	
Warehouse	801.9
First floor	
Office	60.6
Second floor	
Office	164.9
Total building area	1,027.4



Ground floor



First floor



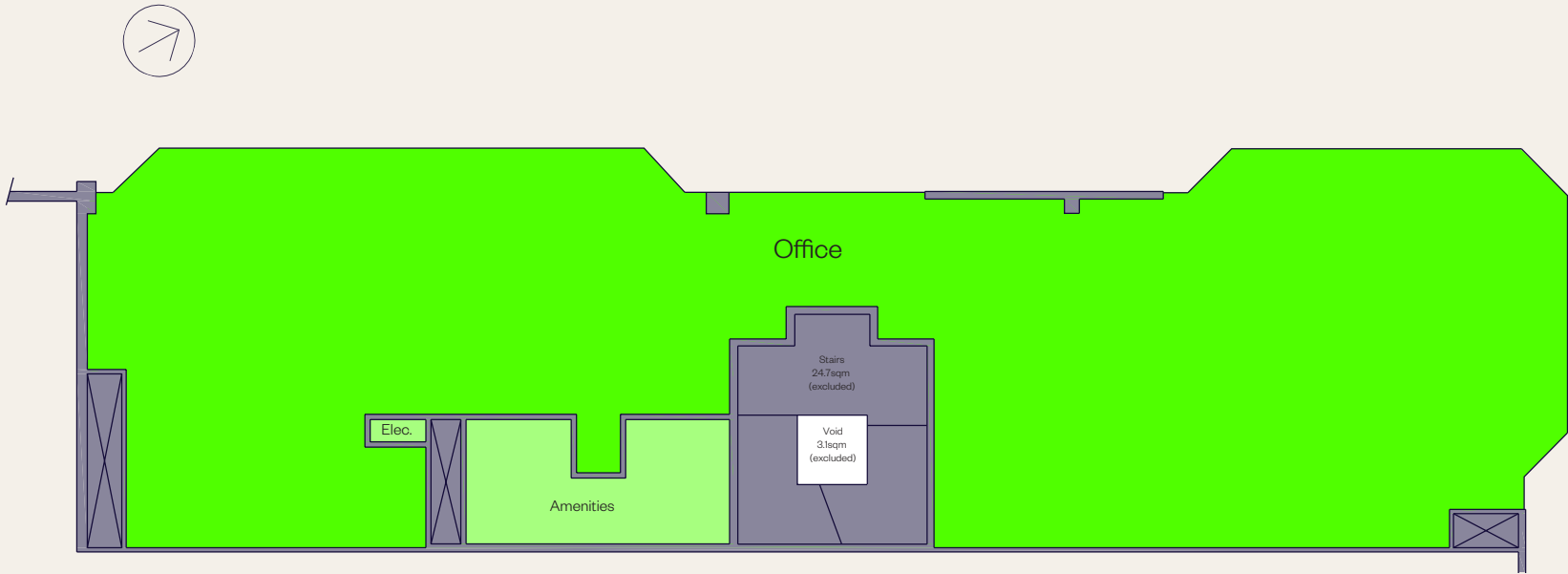
Second floor



# UNIT 48C PLAN

Slough Business Park

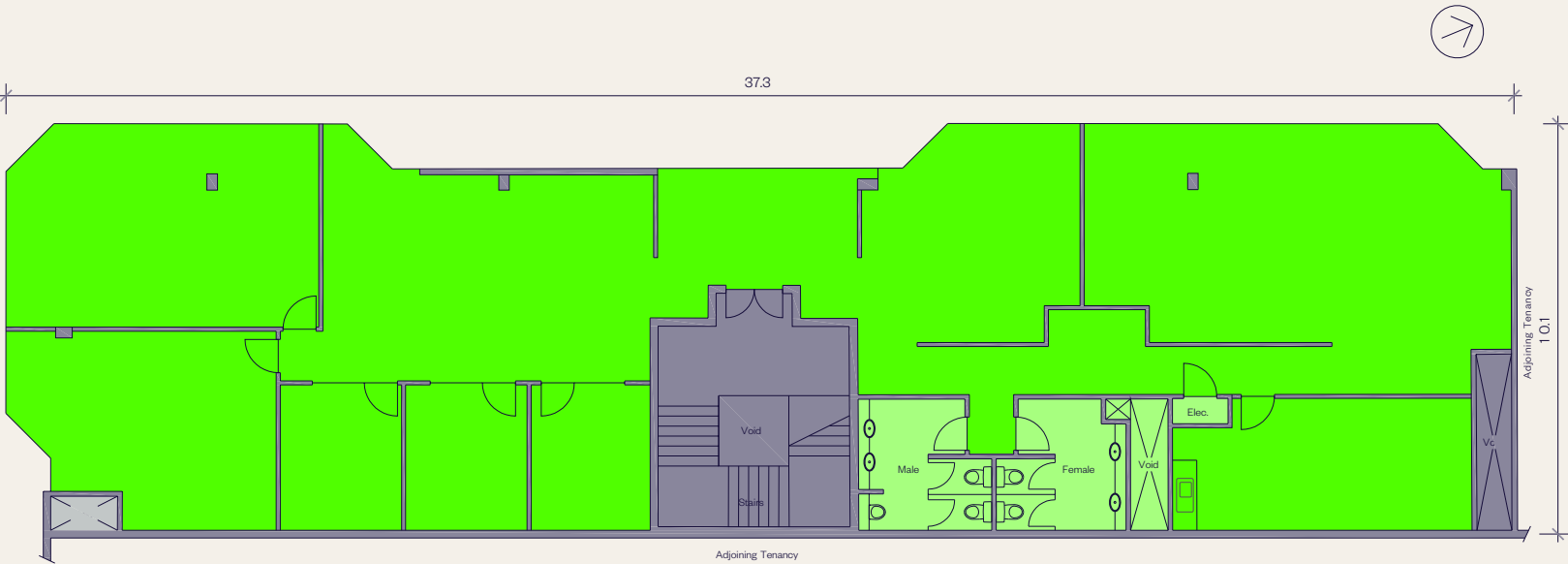
AREA SCHEDULE	SQM
Second floor	
Office	331.6
Total building area	331.6



# 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](#)



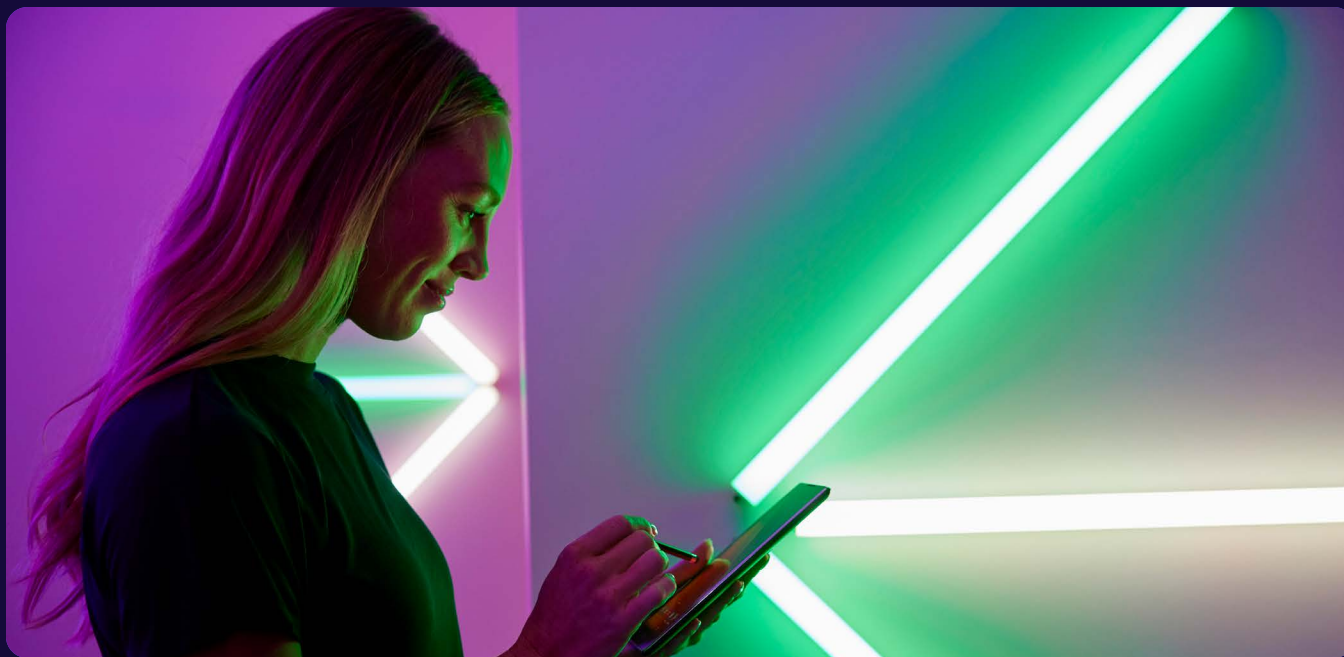
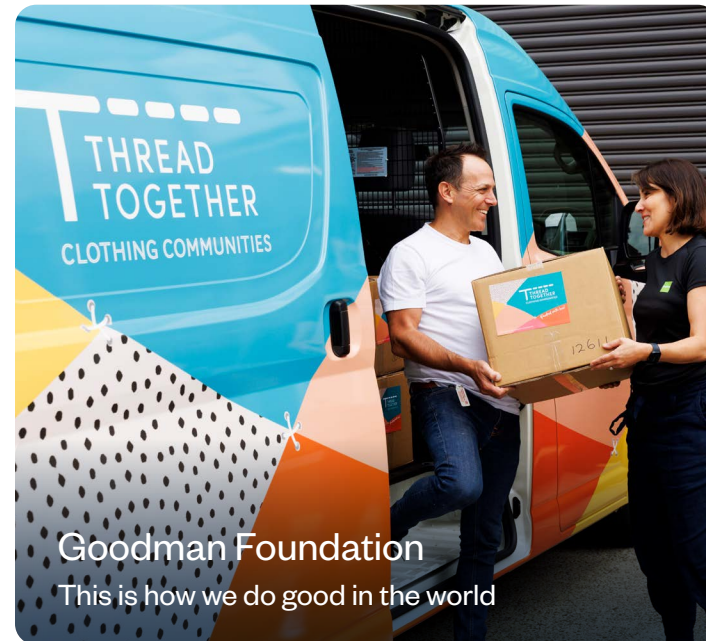
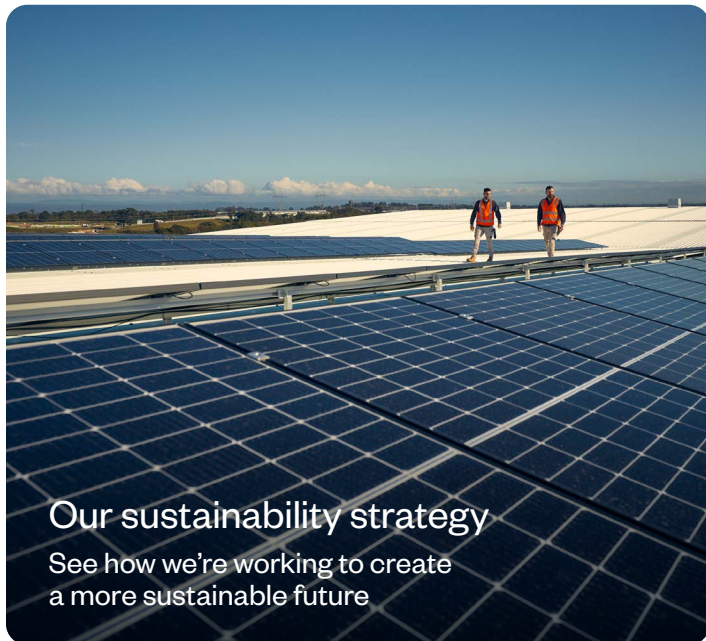
↘  
[Anytime Fitness](#)



↘  
[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





# CONTACT US



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