

GOOD IS COMMERCIAL FLEXIBILITY



SLOUGH BUSINESS PARK

Corner Holker Street and Silverwater Road, NSW

MAKING
SPACE
FOR
GREATNESS



LOCATION



1.6KM
to M4
Motorway

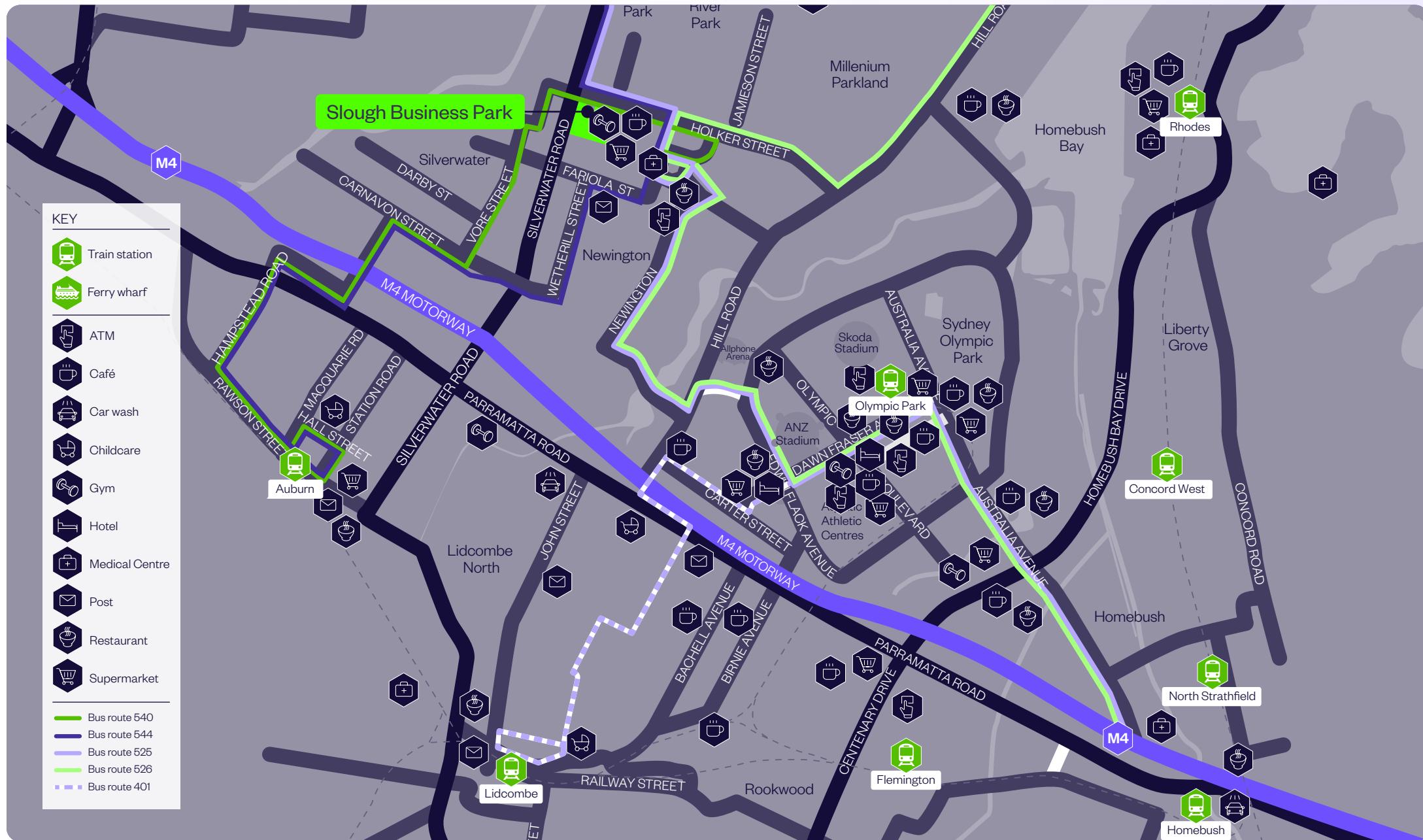
2KM
to Parramatta
Road

3KM
to Auburn
Train Station

19KM
to Sydney
CBD

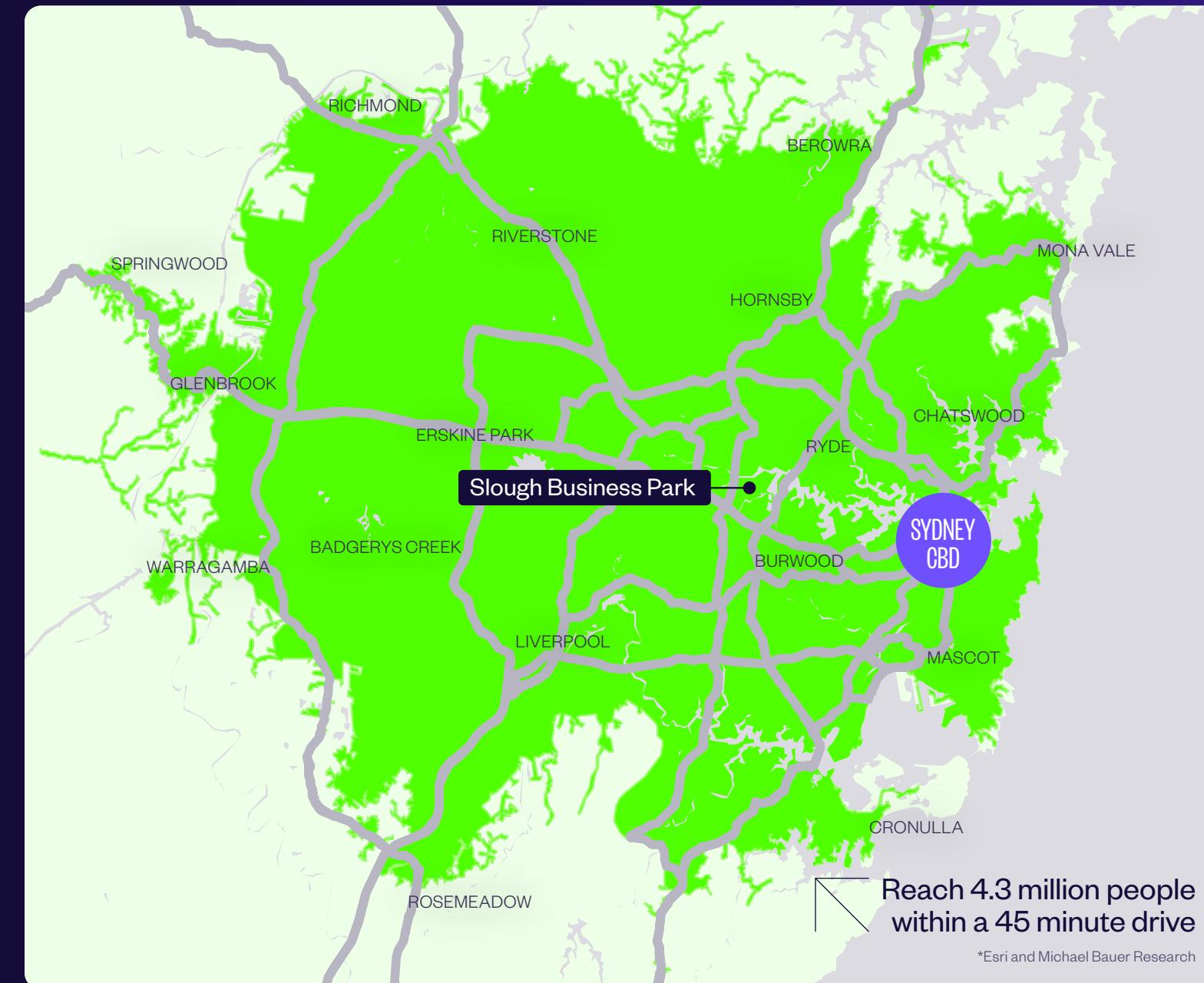
The estate offers excellent exposure and connectivity at the corner of Silverwater Road and Holker Street. It's close to the M4 Motorway, Parramatta Road, and well-served by nearby public transport.

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

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

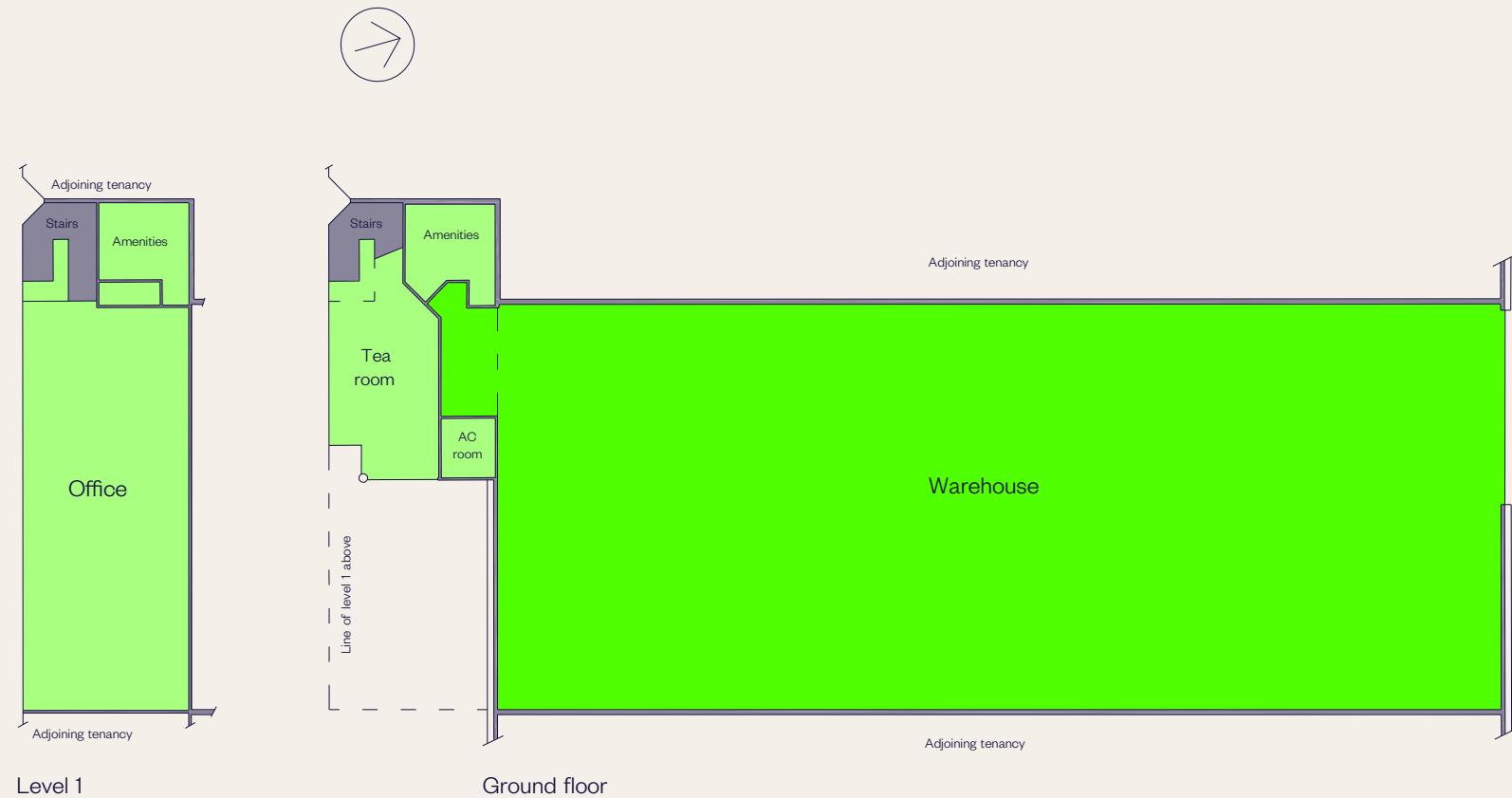
HOLKER STREET



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

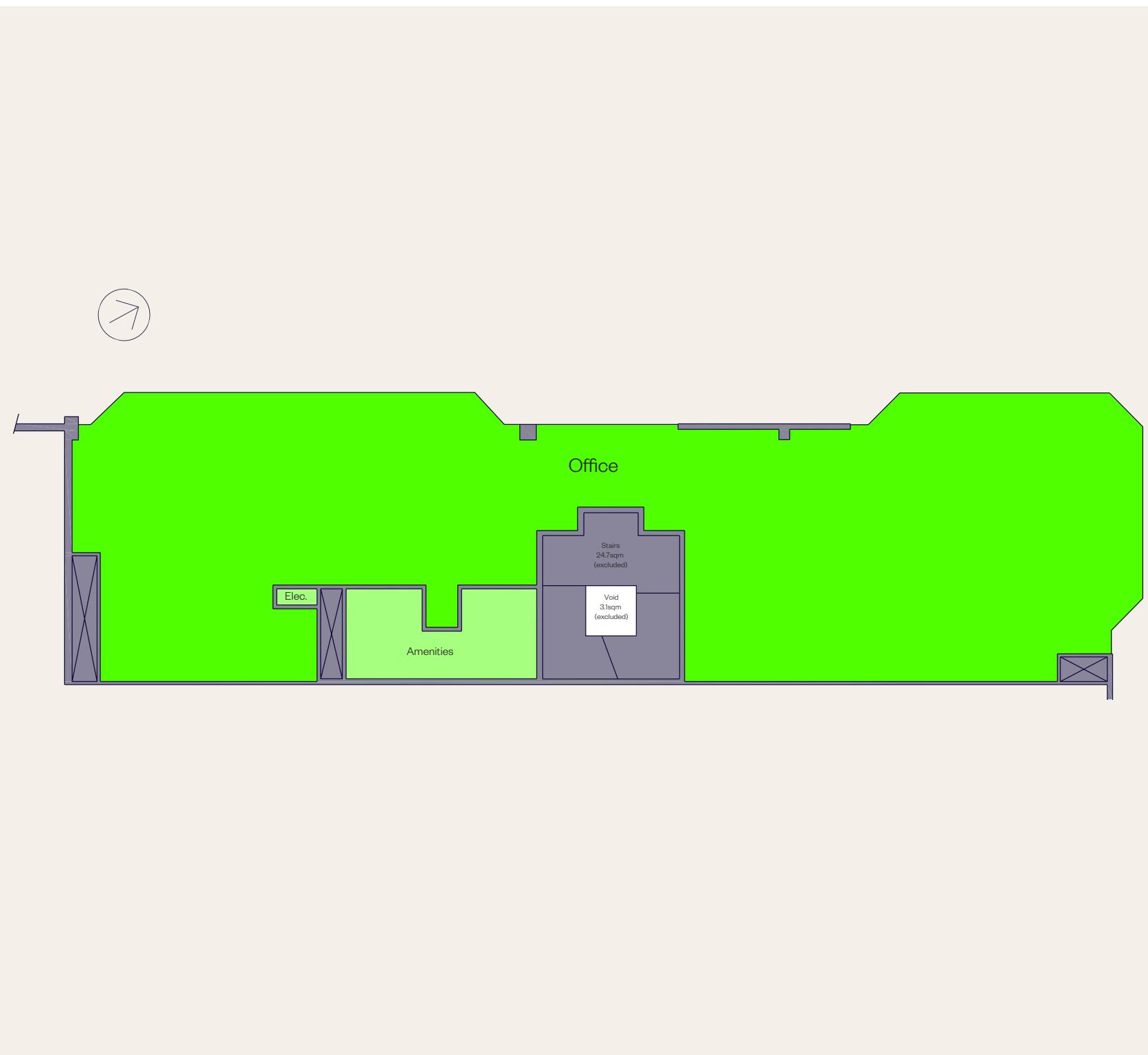
AREA SCHEDULE	SQM
Ground floor	
Warehouse	801.9
First floor	
Office	60.6
Second floor	
Office	164.9
Total building area	1,027.4



UNIT 48C PLAN

Slough Business Park

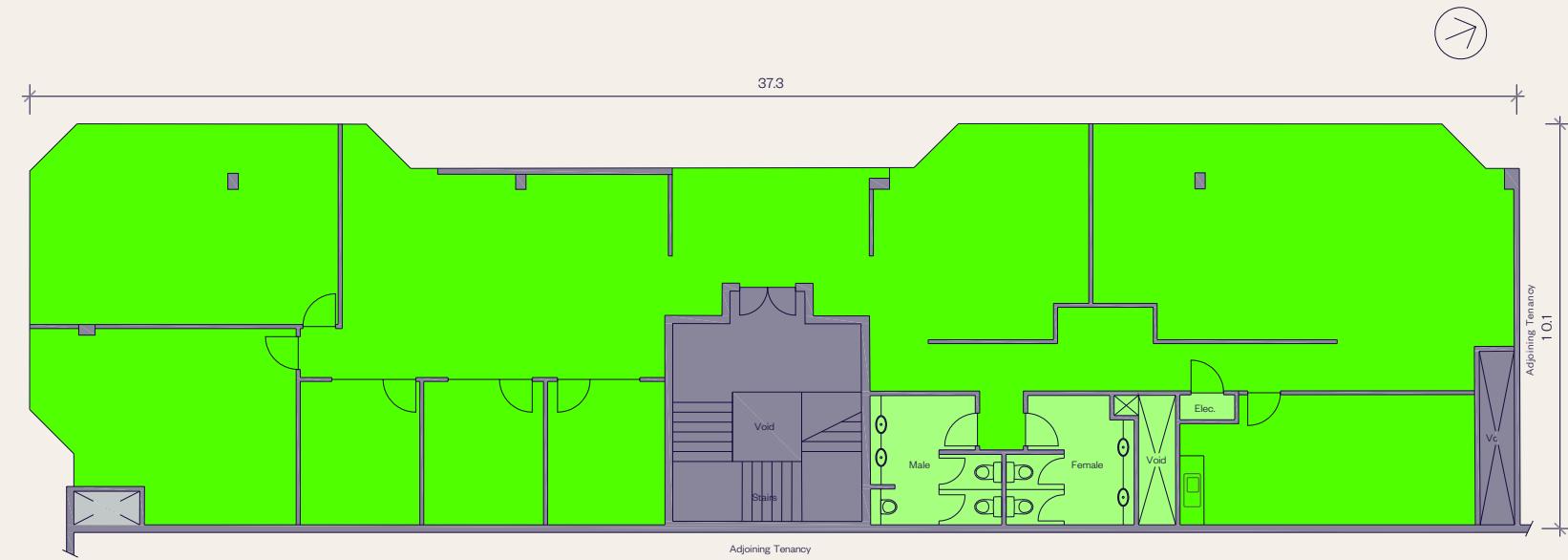
AREA SCHEDULE	SQM
Second floor	
Office	331.6
Total building area	331.6



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](#)

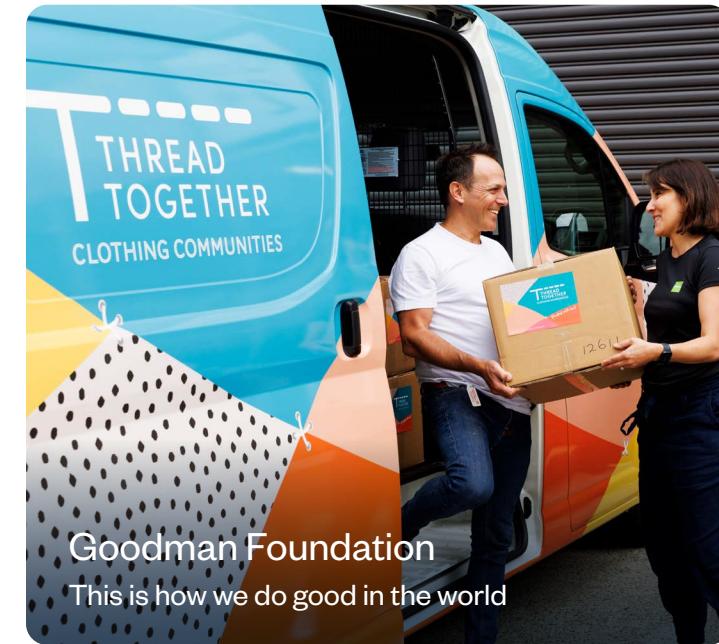
ABOUT GOODMAN



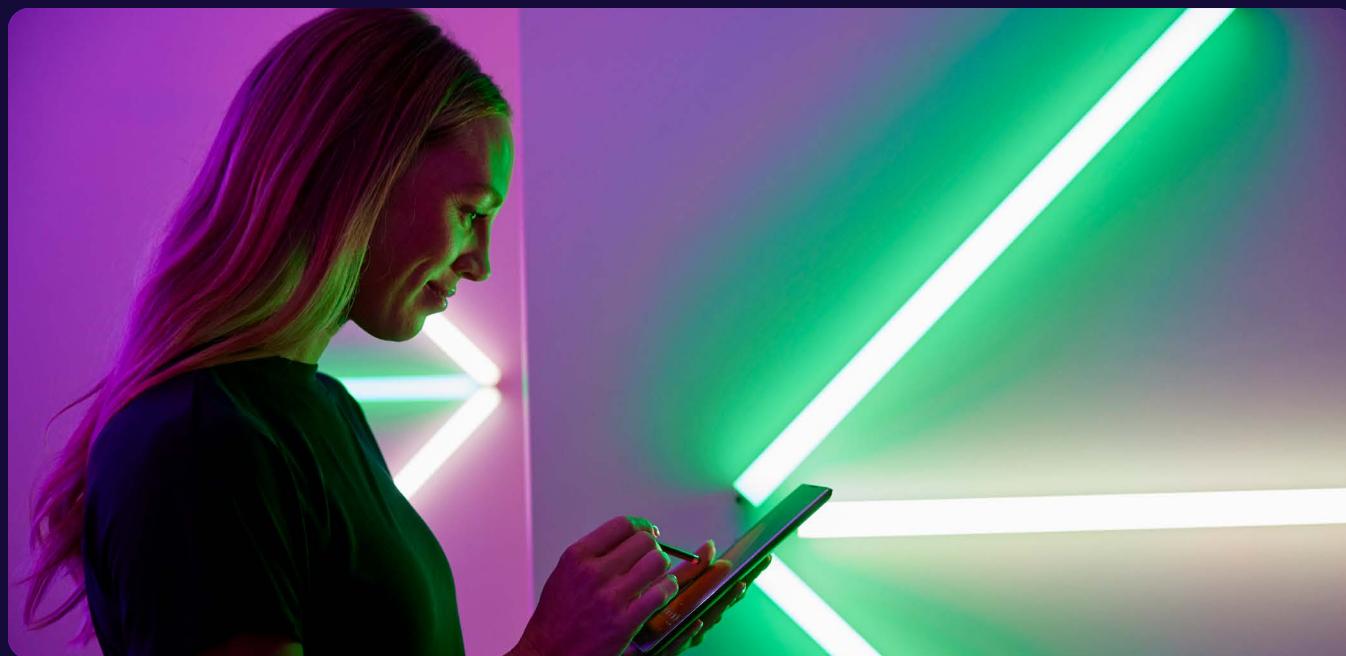
Our sustainability strategy
See how we're working to create
a more sustainable future



First Nations Engagement
Read about our Reconciliation Action Plan



Goodman Foundation
This is how we do good in the world



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.

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MORE**



CONTACT US



Kai Healey
Senior Property Manager
T. 02 9230 7368
M. 0424 353 646
kai.healey@goodman.com

Kim Vo
Asset Manager
T. 02 9230 7191
M. 0401 660 827
kim.vo@goodman.com

Goodman
The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018
T. 02 9230 7400

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