

# KINGSGROVE CONNECT

2 The Crescent, Kingsgrove



• STORAGE UNITS •

# WELCOME



**> A unique blend of modern work areas and functional storage spaces like no other. Connected and accessible, invest in a new work/storage place at **Kingsgrove Connect Business Park.****



#### Councils

Georges River Council



#### Address

2 The Crescent  
Kingsgrove



#### Completion

August 2023



#### Inspection

By appointment



#### Zoning

E4 General Industrial  
(previously IN 2 Industrial)



#### Website

[kingsgroveconnect.com.au](http://kingsgroveconnect.com.au)

# LOCATION

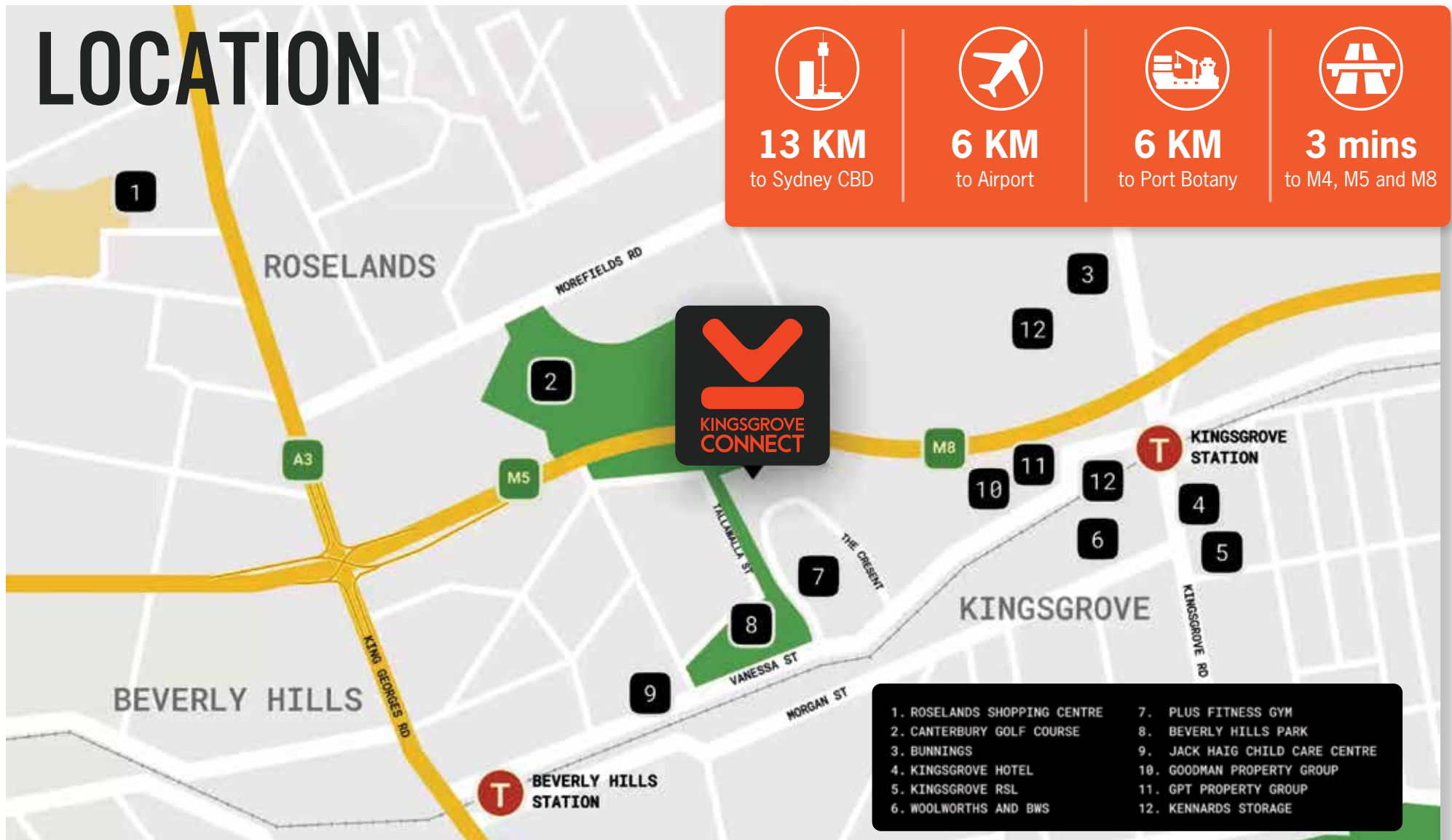


**Join Australia's leading property investors -  
Goodman Property, GPT Group, Kennards and  
Bunnings - within this limited industrial precinct.**

Kingsgrove Connect is a small, limited supply commercial/industrial island precinct that is both close to Sydney CBD and easily connected to all of Sydney with easy access to the M4, M5 and M8 motorways.



# LOCATION



**Kingsgrove Connect** is a well serviced industrial precinct with a focus on modern design and easy access. With the M5 and M8 literally around the corner and the recently opened connection from the M8 – M4, connecting to the rest of Sydney is quick and easy.

# STORAGE UNITS



**> Kingsgrove Connect Business Park offers a range of energy efficient, sustainably designed storage strata units which can be configured for any business.**





Fully sprinklered for maximum height racking and storage

5M

5 metre height clearances

3.8M

Full concrete construction with 3.8 m roller door

24

24/7 Access

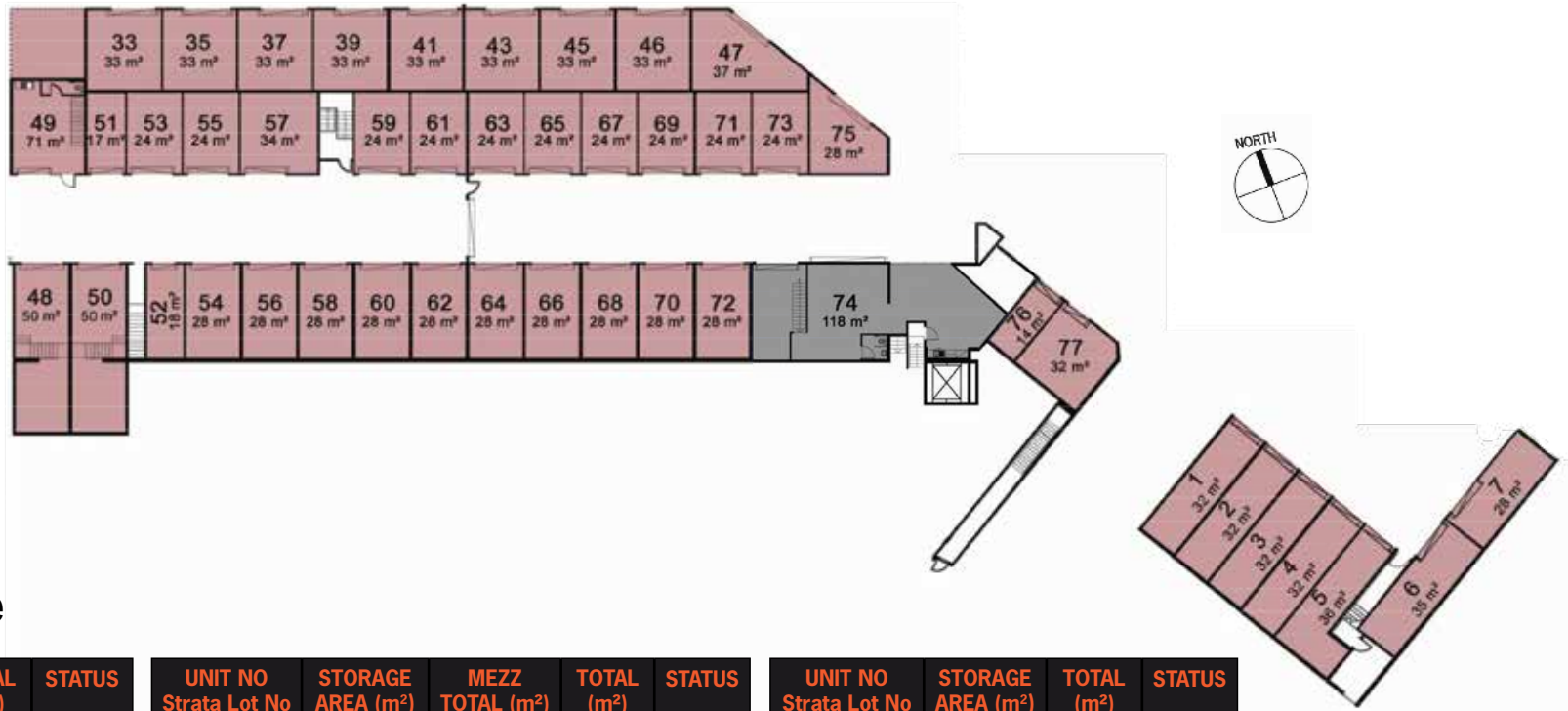
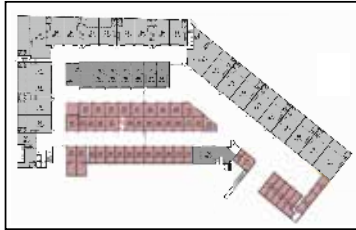


**Internal clearances of 5m with high clearance roller door for personal or commercial use from 15 to 115 m<sup>2</sup> some with mezzanine areas. These multifunctional spaces are perfect for:**

- Hobbyists
- Personal storage like collectibles, cars and sports equipment
- Commercial or business
- Part office and part storage

# SITE PLAN

## Ground Level



## Area Schedule

UNIT NO Strata Lot No	STORAGE AREA (m <sup>2</sup> )	TOTAL (m <sup>2</sup> )	STATUS
1	32	32	
2	32	32	
3	32	32	SOLD
4	32	32	
5	36	36	
6	35	35	
7	28	28	SOLD
33	33	33	
35	33	33	
37	33	33	
39	33	33	
41	33	33	
43	33	33	
45	33	33	SOLD
46	33	33	SOLD

UNIT NO Strata Lot No	STORAGE AREA (m <sup>2</sup> )	MEZZ TOTAL (m <sup>2</sup> )	TOTAL (m <sup>2</sup> )	STATUS
47	37		37	
48	29	21	50	
50	29	20	50	
51	17		17	
52	18		18	
53	24		24	
54	28		28	SOLD
55	24		24	
56	28		28	
57	34		34	
58	28		28	
59	24		24	
60	28		28	
61	24		24	
62	28		28	

UNIT NO Strata Lot No	STORAGE AREA (m <sup>2</sup> )	TOTAL (m <sup>2</sup> )	STATUS
63	24	24	
64	28	28	
65	24	24	
66	28	28	
67	24	24	
68	28	28	
69	24	24	
70	28	28	
71	24	24	
72	28	28	
73	24	24	SOLD
75	28	28	
76	14	14	
77	32	32	





# TEAM

**ARCHITECT**  
[antoniades.com.au](http://antoniades.com.au)

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ARCHITECTS

**ARCHITECT**  
[wmkarchitecture.com.au](http://wmkarchitecture.com.au)

WM  
K

**CONSTRUCTION**  
[infinityconstructions.com.au](http://infinityconstructions.com.au)

INFINITY

**DEVELOPER**  
[haralambis.com.au](http://haralambis.com.au)

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