



Premium Industrial Unit in Rydalmere

9-11 South Street, RYDALMERE 2116

Premises:	Unit 8
Office m²:	239
Warehouse m²:	550
Total m²:	789
Rate m²:	\$315
Rental PA:	\$248,535
Outgoings m²:	\$70
Availability:	October 2026
Parking:	10

* All figures are exclusive of GST

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9.5 m

Warehouse
Clearance



Fitted Out
Office



Plenty
Natural Light



Parking
Available



Prominent
Location



Motorway
Access

Location:

The property is located towards the western end of South Street, just off Victoria Road, minutes to Parramatta CBD, Ferry Terminal and Rydalmere Railway Station. Other main arterial Roads that are within close proximity include Silverwater Rd, Parramatta Rd and the M4 Motorway.

Description:

- High-clearance warehouse up to 9.5 metres
- Clear-span warehouse configuration
- Access via 1 x large on-grade roller shutter door
- First-floor office accommodation
- Excellent natural light throughout the office
- Secure industrial estate with after-hours security gate
- 10 allocated on-site parking spaces
- Excellent connectivity to Victoria Road, James Ruse Drive, Silverwater Road and the M4 Motorway
- Strategic Rydalmere location providing convenient access to Parramatta, Silverwater and the wider Sydney metropolitan area