

Newsletter

April 2013

**sydney
business
park**



Stage One Nearing Completion

The first stage of Sydney Business Park is nearing completion, with the initial lots for IKEA and Bunnings expected to settle in the middle of the year.

The development application for Bunnings has been approved by Blacktown City Council and the IKEA and Masters Home Improvement applications are currently being assessed. Construction of the first buildings is expected to commence later this year with store openings expected in mid-2014.

Breaking New Ground

www.sydneybusinesspark.com.au

Sydney Business Park Tel 02 9963 9999
920 Richmond Road Marsden Park NSW 2765



\$102 Million Richmond Road Upgrade Works

The NSW Premier, Roads Minister and local members were all in attendance at Sydney Business Park in January 2013 to jointly announce the committed \$102 million for the upgrade of Richmond Road, which is being jointly funded by Sydney Business Park.

The works include upgrading 3.4 km of Richmond Road to a four lane divided road which will connect through to the M7. Major intersections will be constructed at Colebee, Townson Road, the Quarry & South Street.

Sydney Business Park will enjoy 1.3 km of frontage with three main entries just moments from the dual directional access to the M7.

The upgrade works are progressing quickly, with the first stage and entry to Sydney Business Park on track to be completed in September 2013.



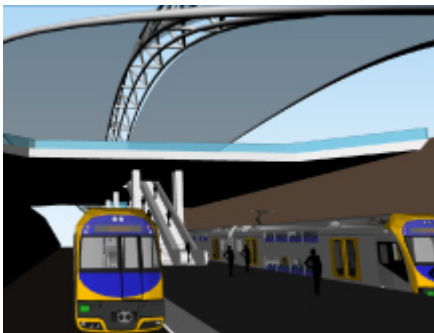
Welcome to Masters Home Improvement

Sydney Business Park is pleased to announce that Masters Home Improvement has secured a 3.5 hectare site within the first stages of the project.

Masters Home Improvement lodged a development application for its site with Blacktown City Council in January 2013.

Construction of the store is expected to start in late 2013 with the store planned to open in late 2014.

With over 90,000sqm of bulky goods floor space, 750m of Richmond Road frontage, and immediate access to the M7, Sydney Business Park offers a unique opportunity for large floor plate retailers.



Commitment for North West Rail Extension to Marsden Park

On 12 December 2012, the NSW Government announced that a public transport corridor into Marsden Park will be secured as part of the Long Term Transport Master Plan.

This secures a public transport corridor from the end of the planned North West Rail Link at Cudgegong Road via Schofields and the Richmond Line into the Marsden Park Town Centre and Sydney Business Park.

The NSW Long Term Transport Master Plan has also identified for further investigation a further extension from Marsden Park through to Mount Druitt and the Western Line.



Flexibility to Suit Your Business

Sydney Business Park is a campus style, master planned mixed-use business precinct strategically located off the M7 and just 35 minutes from the city.

This world-class business environment will integrate industrial, commercial, educational, medical and bulky goods uses with superior telecommunications and infrastructure, high quality landscaping, central amenities and cutting edge green technology.

With flexible zoning, great access, a wide choice of lot sizes and varied levels of exposure, Sydney Business Park offers an excellent opportunity to customise your next business location to your exact requirements.



Contact

To find out more please visit
www.sydneybusinesspark.com.au
or call Matt Foldes on 02 9963 9951 or 0425 221 078.

