



Unit 1 Lot 6 Ketch Close FOUNTAINDALE

Industrial Unit With Fitted Out Office

Area m²: Office: 45
Warehouse: 255
Total: 300

Rent \$/m²: \$105

Rent pa: \$31,500 Per Annum Gross
+ GST

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

Contact:

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Location:

Located in the very popular Fountainsdale Industrial Estate. This estate is located between Berkeley Vale and Ourimbah, close to Westfield Tuggerah, Tuggerah Business Park, the M1 Motorway and the Sydney/Newcastle rail line.

Description:

Total ground floor area of 255sqm including reception/entry, office, kitchen, amenities, with shower and warehouse/workshop.

There is also an additional mezzanine office of 45sqm that is fitted out.

The unit is positioned at the front of the complex, constructed of concrete with a regular shape, container height roller shutter, high internal clearance, three phase power and a small external storage area next to the unit for a container or the like.

Other features include glass entry and windows allowing plenty of natural light into the reception/entry and offices.

Positioned in a secure gated estate, with two large driveways providing great truck and container access and plenty of parking.

- Quality construction
- Close to Sydney/Newcastle M1 Motorway
- Plenty of parking & truck turning areas