



14 Pile Road SOMERSBY *Somersby Industrial Facility*

Area m²: Office: 100
Warehouse: 1,450
Total: 1,690

Rent \$/m²: \$101

Rent pa: \$170,000 Per Annum Net
+ GST

Net/Gross: Net

GST: Exclusive

Parking: 14

Outgoings:

Contact:

Chris Watson
0402 430 213
chris@chapmanfrazer.com.au

Location:

Positioned in the Somersby Industrial Precinct an ever growing and ever improving industrial precinct, with close easy access to the Sydney I Newcastle M1 Motorway. This estate is home to a large and diverse number of businesses including manufacturing, warehousing, heavy industrial uses, transportation and logistics.

Description:

This freestanding industrial premises is positioned on Pile Road in the Somersby Industrial Precinct.

Offering a total net lettable area of 1,690sqm approximately comprising 1,450sqm of high clearance factory/ warehouse, 100sqm of first floor mezzanine office and 140sqm of storage area.

The warehouse is well built and freestanding with multiple high and wide automatic roller shutters, high internal clearance and heavy duty three phase power.

The first floor mezzanine office is fitted out with a boardroom and kitchenette that is air conditioned, while the 140sqm of storage space is split between 90sqm of heavy duty open mezzanine and 50sqm of secure ground floor storage.

Total land area is 4,170sqm approximately zoned IN1 industrial.

The property is securely fenced and gated with a wide concrete driveway, and large concrete hardstand area perfect for receiving and dispatching containers, machinery and the like.

- Superb position in Somersby
- Close to Sydney I Newcastle M1 Motorway
- Suitable for many uses