



Unit 1  
**29C Amsterdam Circuit WYONG**  
*"A" Grade Industrial/Business Unit*

**Area m<sup>2</sup>:** Office: 45  
Warehouse: 135  
Total: 300

**Rent \$/m<sup>2</sup>:** \$140

**Rent pa:** \$42,000 Per Annum Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 3

**Outgoings:**

**Contact:**

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**Location:**

Located within the Wadalba side of the North Wyong Business Estate with the highly desirable B6 enterprise corridor zone. This business estate is home to a mix of many small and large businesses that specialise in manufacturing and service industries with established companies including the Nexus Smart Hub, Parchem, Donaldson, All State Trailer Spares, McDonalds, KFC, 7-Eleven Nissan, Mazda and Isuzu.

It covers more than 114 hectares with lot sizes between 1,000 sqms and up to 15 hectares. The proposed new Link Road between Wyong and Warnervale being in the pipeline, it will be a short trip to the M1 Motorway from this Industrial/Business Estate, making it ideal from a transport and logistics point of view. This estate has two business style zonings, B6 Enterprise Corridor and IN1 General Industrial Zones.

**Description:**

Lease offerings of this quality are rare to find, with only strata 1 unit only available with the added bonus of quality inclusion list makes this a great property to relocate to. This unit will have a combined floor area of 225m<sup>2</sup> + yard area + 3 on-site parking spaces and off-street parking available.

The best part is that this space will also include a 5.7Kw solar system, power-monitoring + access system, tablet-pad controlled, 3-phase power, instant hot-water, mineral-stained precast panels, stone-benchtap within the up-spec kitchenette, accessible bathroom + shower, double-glazed glass windows/entry door, high and wide roller door, security gate, enclosed showroom/reception area and an enclosed mezzanine office level.

This is a special offering with very little units similar to this currently available.

- Zoned B6 Enterprise Corridor
- Available July/August
- 1 of only 2 units