



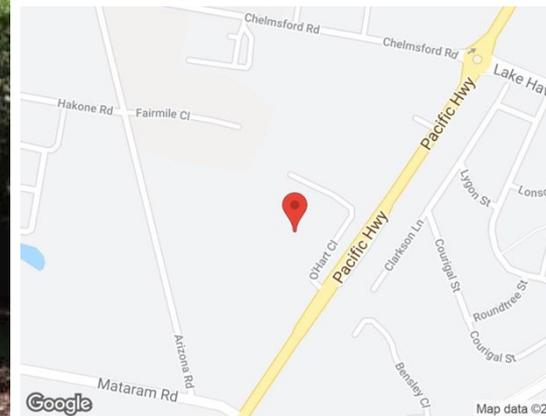
WE ARE OFFERING ONLINE INSPECTIONS

TO BOOK AN ONLINE INSPECTION FOR THIS PROPERTY PLEASE CONTACT:

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CHAPMAN & FRAZER
COMMERCIAL REAL ESTATE



Unit 3 3 O'Hart Close CHARMHAVEN A-Grade Industrial Unit

Area m²: Office: 27
Warehouse: 146
Total: 200

Rent \$/m²: \$130

Rent pa: \$26,000 P.A Net + GST

Net/Gross: Net

GST: Exclusive

Parking: 3

Outgoings: \$5,310

Contact:

Mark Davies
0422 442 858
mark@chapmanfrazer.com.au

Location:

This quality industrial complex is located in Charmhaven industrial estate that features a variety of factory/warehousing, showroom style buildings, strata units. Catering for small business and bulky goods retail. Positioned just off the Pacific Highway and also close to Lake Haven Shopping Centre, Harvey Norman, BCF, the new Bunnings Hardware Store, Carroll's Timber & Hardware, TLE Electrical, Bursons Auto Parts plus many more great national and local business's

Description:

Quality Industrial unit positioned at the front of the complex. Equipped with showroom, mezzanine office space with ducted air-conditioning, male and female amenities, shower, kitchen/lunchroom, high and wide roller door and the benefit of three allocated car spaces.

A perfect position for a small trade retailer or wholesaler style business wanting some Pacific Highway exposure.

- Approx. 200sqm combined floor area
- Zoned in 2 Light Industrial
- 3 allocated car spaces