



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 Pioneer Avenue TUGGERAH *Office and Warehouse*

Area m²: Office: N/A
Warehouse: 590
Total: 590

Rent \$/m²: \$129

Rent pa: \$76,000 Price Per Annum
Net + GST

Net/Gross: Net

GST: Exclusive

Parking: 7

Outgoings: \$6,072

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Location:

Located right in the heart of Tuggerah Business Park which is home to an impressive list of businesses and organisations including NSW Police Assistance Line call centre; ING; national distribution centre for Hachette Australia Murdoch books; Star Track Express' freight terminal; Husqvarna Australia and Centrelink Call Centre, Bunnings trade centre as well as an impressive array of solicitors, accountants and professionals. The M1 is approx. 2.5 km offering convenient access to both Sydney and Newcastle.

Description:

A unique offering that is within walking distance to cafes, bus stops and is set up as potential 2 adjoining tenancies or can be leased by one tenancy.

This industrial strata unit offers a high clearance warehouse area of approx. 146m², Welcoming reception area, boardroom, conference/training rooms, first floor offices, all air conditioned, high speed internet connection, potential for two separate entrances, two kitchens, two separate sets of amenities, ample car parking with 7 car spaces.

- Zoned B7 Business Park Zone
- Can be leased as 2 tenancies
- 7 Car spaces