



Unit 1 & 2  
**6 Chivers Road SOMERSBY**  
*2,452sqm Somersby Warehousing*

**Area m<sup>2</sup>:** Office: 188  
Warehouse: 2,264  
Total: 2,452

**Rent \$/m<sup>2</sup>:** \$100

**Rent pa:** \$245,200 Per Annum + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

**Daniel Mason**  
0403 889 530  
daniel@chapmanfrazer.com.au

**Location:**

Positioned on the corner of Chivers Road and Gindurra Road in the ever growing and ever improving Somersby industrial precinct, offering easy access back to the M1 Motorway, connecting easily to Sydney heading south and Newcastle to the north. With the NorthConnex now open, the connection from Somersby by Sydney is even faster

**Description:**

Available to lease is this great combination of freestanding warehousing with internal office space of approx. 188sqm.

The warehousing is split between two freestanding buildings. Building 1 has a total floor area of approx. 1,978sqm which includes the office space, and building 2 offers additional warehouse space of approx. 474sqm.

The property offers good access, with truck access directly from Gindurra RD leading to easy loading / unloading at the rear of both warehouses.

The warehouse floor area is clear-span and offers multiple access points, offering good flexibility for you to design / plan to your specific needs.

Inspection are strictly by appointment only, so call us today to arrange a time.

- Great site access
- Clearspan floor area
- Close to M1 motorway