



## Unit 11 11 Donaldson Street WYONG

*Convenient and Affordable*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 120  
Total: 120

**Rent \$/m<sup>2</sup>:** \$152

**Rent pa:** \$350 Per Week Gross + GST

**Net/Gross:** Gross

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**  
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### **Location:**

North Wyong Industrial Estate is positioned along the Pacific Highway.

This estate is home to a mix of 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, Seven 11 and Isuzu. It covers more than 114 hectares with lot sizes between 1,000 sqms up to 15 hectares.

With the proposed new Link Road between Wyong and Warnervale (Stage 2 funding of \$25m confirmed) it will be a short trip to the M1 Motorway from this Industrial 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:**

This unit is positioned in a small complex with a net lettable area of 120sqm approx. in Wyong.

The property offers high clearance roller shutter, 3 phase power, high internal clearance, toilet, shower, kitchenette and on-site parking.

The landlord is motivated to secure a quality tenant and is willing to pay for and provide a suitable lease document so there is no lease preparation fee payable by the tenant.

The landlord is also willing to provide a rent free period to assist a quality long term tenant with the cost of relocation.

- Common on-site parking
- Good truck access
- 3 phase power