



Unit 3 19 Kangoo Road SOMERSBY

Quality, Convenient Warehouse with Office

Area m²: Office: 47
Warehouse: 189
Total: 236

Rent \$/m²: \$110

Rent pa: \$26,000 Per Annum Net + GST

Net/Gross: Net

GST: Exclusive

Parking: 0

Outgoings:

Contact:

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Location:

Positioned in the Somersby Industrial Precinct an ever growing and ever improving industrial precinct, with close easy access to the Sydney / Newcastle M1 Motorway. This estate is home to a large and diverse number of businesses including manufacturing, warehousing, heavy industrial uses, transportation and logistics.

Description:

Located on Kangoo Road, just past BMW and LEXUS and seconds from the M1, this unit has a lot to offer.

It has a total floor area of approx. 236 sqm including a 47 sqm mezzanine (suspended concrete) office space.

The high clearance warehouse has 3 phase power, high bay lighting, full amenities including shower and kitchenette.

Fantastic position, secure building with good access and onsite parking.

- Close to Sydney/Newcastle M1 Motorway
- Modern construction
- Available now