



Unit 201
12 Pioneer Avenue TUGGERAH

Such Value

Area m²: Office: N/A
Warehouse: 147
Total: 189

Rent \$/m²: \$140

Rent pa: \$26,500 Per Annum Gross
+ GST

Net/Gross: Gross

GST: Exclusive

Parking: 2

Outgoings:

Contact:

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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.

Description:

Brand new industrial/business style unit within Tuggerah Business Park.

This unit is approx. 146.86sqm on the ground floor + 41.9sqm yard area + parking making it fantastic value. Completed in 2019 this unit is constructed of concrete panel walls, automatic roller door, large amenities area, modern kitchenette, commercial style shopfront windows, pedestrian doors both at the front and rear allowing for plenty of natural flowing light.

Adjoining unit available to potentially lease together giving a combined floor area of 383sqm.

Owners are open to install a mezzanine level (subject to further rent).

- Allocated parking
- Zoned B7 Business Park Zone
- Large automatic roller door