



Warehouse B
Omega Centre 2 Reliance Drive TUGGERAH
1,022sqm High Clearance Warehouse in Tuggerah

Area m²: Office: N/A
Warehouse: 1,022
Total: 1,022

Rent \$/m²: \$95

Rent pa: \$97,100 Per Annum Net + GST

Net/Gross: Net

GST: Exclusive

Parking: 10

Outgoings: \$27,400

Contact:
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Location:
Located in the "Omega Centre" at the entrance to the Tuggerah Business Park, only 2.5km from the M1- Sydney to Newcastle motorway and a 1 km walk from Tuggerah train station.

Description:
This is a high quality warehouse in a superb location, offering great truck access and maneuverability in/out and around the property.

The warehouse, of approx. 1,022sqm, is of concrete panel construction and offers a regular shape clear-span floor area and high internal clearance, ideal for warehousing or a range of other applications.

The building is accessed via a high and wide automatic roller shutter door, as well as PA door, and internally offers LED hi-bay lighting, 3 phase power, a kitchenette and male and female amenities.

With good parking allocation on-site, drive around truck access and a quality presentation, this space ticks a lot of boxes!

- High clearance and clearspan floor
- Close to M1 Motorway
- Great access and parking