



Part 502 Scenic Drive DOYALSON

479sqm Building + Wash Bay + Hardstand

Area m²: Office: 154
Warehouse: 325
Total: 479

Rent \$/m²: \$136

Rent pa: \$65,000 Per Annum Net + GST

Net/Gross: Net

GST: Exclusive

Parking: 0

Outgoings: \$9,340

Contact:

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

Location:

The property is located on Scenic Drive (also known as Central Coast Highway), just off Pacific Highway, which is the main arterial road connecting the Sydney to Newcastle M1 Motorway to Doyalson and the surrounding region.

This prime location would have great benefit for a variety of end users requiring a flexible zoning with close proximity to major infrastructure.

Description:

Freestanding workshop and office totaling 479sqm (approx.) with attached wash bay and bitumen hardstand of approximately 1,400sqm split between the front and rear of the building, all with great exposure to Scenic Drive.

The high clearance workshop is of portal frame and metal clad construction, offering excellent access via three (3) roller shutter doors on the front of the building, with drive through capability via rear roller door. The workshop also offers 3-phase power and led hi-bay lighting.

The building has an attached office and amenities component split over two levels, offering ample offices, reception, kitchenette, lunch room, toilets, showers and storage.

By negotiation, there is also an option to lease the entire site (land of 6,035sqm - approx.) should your business require further space.

- Main road exposure
- Wash bay
- Hardstand yard area