



Unit 12 218 Wisemans Ferry Road SOMERSBY

Modern Somersby Industrial Unit

Area m²: Office: N/A
Warehouse: 180
Total: 220

Rent \$/m²: \$109

Rent pa: \$24,000 Per Annum Net
(GST Free)

Net/Gross: Net

GST: Exempt

Parking: 0

Outgoings:

Contact:

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Location:

The Somersby industrial precinct offers easy and quick access to the Sydney and Newcastle M1 Motorway, the West Gosford industrial precinct, Gosford CBD, and public transport from Gosford Train Station.

Description:

Located just 2 minutes from the M1 Sydney interchange and approximately 10 minutes from Gosford CBD.

A modern industrial unit of concrete panel construction with a ground floor area of approximately 180sqm including WC, shower, kitchenette and an area that could simply be enclosed to create a reception/showroom area (if required).

The carpeted mezzanine office area at the front is approximately 40sqm.

The warehouse area has an insulated roof with translucent panel and hi-bay lights, 100 amps, 3 phase power to the sub-board and 4.6 metre wide roller shutter; minimum internal height of 6.4 metres.

Zoned IN1 General Industrial.

- Available now
- Plenty of on-site parking
- 3 phase power