



## Unit 3 8 Willow Tree Road WYONG

### Modern Industrial Unit

**Area m<sup>2</sup>:** Office: 30  
Warehouse: 104  
Total: 164

**Rent \$/m<sup>2</sup>:** \$119

**Rent pa:** \$375 Net Per Week + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

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#### Location:

Located in North Wyong Industrial Estate that is positioned along the Pacific Highway, this estate is home to many small and large manufacturing and service industries and companies including the Nexus Smart Hub, Parchem, and Donaldson .

With the proposed new Link Road between Wyong and Warnervale (Stage 2 funding of \$25m confirmed) it will be a short trip to the M1 Motorway from this Industrial Estate making it ideal from a transport and logistics point of view.

#### Description:

Full concrete panel industrial unit within a secure complex that has a combined floor area of 164sqm including reception/showroom, and an open concrete mezzanine floor level. This unit is at the rear of the complex that consist commercial glazed shopfront style entry, high & wide automatic roller door, and Kitchenette.

Located in IN1 zoned area of North Wyong Industrial estate, giving any occupant a conveniently short trip to the M1 Motorway and neighbours such as Isuzu, Cordina Chickens, Plateau Foods, Parchem, Cheminova, KFC, McDonalds plus many more big names.

- Zoned IN1 General Industrial
- Off street parking
- High clearance warehouse