



Unit 1 6 Hereford Street BERKELEY VALE

Large Warehouse Area

Area m²: Office: 233
Warehouse: 2,531
Total: 3,592

Rent \$/m²: \$80

Rent pa: \$80 Per Sqm Gross + GST

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

Contact:

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Location:

6 Hereford Street is located in the Berkeley Vale Industrial Estate that is approx. eight kilometres from the M1 Motorway (Sydney-to-Newcastle) and approx. halfway between Wyong and Gosford, this area boasts the head offices of Mars Foods Australia, Sanitarium Health Foods and Life Health Foods as well as the likes of Sico South Pacific and Toll IPEC are also there, along with many small to medium sized companies.

Description:

A great opportunity to lease the whole of or areas from 700sqm within this large industrial unit.

This complex was originally purpose built for logistics companies with great access for semi-trailers, and dog trailer access with the potential for B-Double access.

The large warehouse area with clearance up to 7.5m, has multiple roller doors access points, fire sprinkler system, internal and external offices over 2 levels, workshop area, compacted gravel yard area, access to weigh bridge and a large covered loading or storage canopy/awning area with 10m clearance.

Ideal for a variety of business looking to capitalise on this great position to the M1 Motorway allowing for convenient access to both Sydney and Newcastle.

- Zoned IN1 General Industrial
- Approx. Only 8km to M1 Motor way
- Perfect for Transport/Logistics groups