



Unit 7  
**7 Teamster Close TUGGERAH**  
*Great Value Warehouse*

**Area m<sup>2</sup>:** Office: 20  
Warehouse: 200  
Total: 254

**Rent \$/m<sup>2</sup>:** \$114

**Rent pa:** \$558 Per Week Gross + GST

**Net/Gross:** Gross

**GST:** Exclusive

**Parking:** 2

**Outgoings:**

**Contact:**

**Mark Davies**  
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**Location:**  
Positioned at the end of the cul-de-sac of Teamster Close, this high clearance industrial complex is ideally located in the Tuggerah Business Park one of premier business parks of the Central Coast that accommodates an impressive list of businesses and organisations including NSW Police Assistance Line call centre; ING; national distribution centre for Hachette Australia Murdoch books; Star Track Express' freight terminal; Husqvarna Australia and Centrelink Call Centre, Bunnings trade centre as well as an impressive array of solicitors, accountants and professionals.

**Description:**  
This Industrial/business style unit is now ready to move into, located in one of the most sought-after areas of the Central Coast, Tuggerah Business Park. This complex is conveniently located close to the M1 connecting Central Coast to both Sydney and Newcastle.

This industrial unit is approx. 220sqm on the ground floor, constructed of full height concrete tilt up wall, container size automatic roller doors approx. 34sqm mezzanine office, kitchenette, large amenity room, with 2 car spaces.

Contact us today for further information

- Zoned B7 Business Park
- High clearance warehouse
- Freshly painted