



WE ARE OFFERING ONLINE INSPECTIONS

TO BOOK AN ONLINE INSPECTION FOR THIS PROPERTY PLEASE CONTACT:

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CHAPMAN  
& FRAZER  
COMMERCIAL REAL ESTATE



## 10 Amsterdam Circuit Wyong

### *Fabulous Industrial Facility*

**Area m<sup>2</sup>:** Office: 375  
Warehouse: 714  
Total: 1,089

**Rent \$/m<sup>2</sup>:** \$115

**Rent pa:** \$125,000 Per Annum Net  
+ Outgoings + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 20

**Outgoings:**

**Contact:**

**Chris Watson**  
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#### **Location:**

North Wyong Industrial Estate is positioned along the Pacific Highway. This estate is home to a mix of small and large businesses that specialise in manufacturing and service industries with established companies including the Nexus Smart Hub, Parchem, Donaldson, All State Trailer Spares, McDonalds, KFC, Seven 11, Isuzu, Nissan & Mazda the M1 Motorway is accessible from this Industrial Estate making it ideal for a transport and logistics point of view. This estate has two business style zonings, B6 Enterprise Corridor and IN1 General Industrial zones.

#### **Description:**

Just listed, now available to the market for lease. This freehold industrial facility offers a smart combination of fitted out office / administration areas and factory warehouse.

The fitted out office / administration areas are split over two levels with each level providing partitioned offices, open plan work areas, meeting rooms, board rooms and staff amenities with lots of windows and glass panels, quality floor coverings and air conditioning throughout.

The warehouse is constructed of concrete, provides a regular shape with high internal clearance, three phase power and is insulated with six high and wide roller door access points.

There are twenty on site designated parking spaces plus further room for external storage of large items such as containers.

This is a very modern freestanding facility, providing a stylish well appointed fit out completed to a high standard with a practical and functional warehouse with parking.

There is also the opportunity to negotiate to keep some of the existing tenants fixtures and furniture if desired.

Facilities like this rarely become available, do not miss out.

- Unique fit-out
- Twenty on-site parking spaces
- Freestanding facility