



## Unit 11 11 Donaldson Street WYONG

*Convenient & Affordable Unit*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 120  
Total: 120

**Rent \$/m<sup>2</sup>:** \$158

**Rent pa:** \$19,000 Per Annum Gross  
+ GST

**Net/Gross:** Gross

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

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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 and Isuzu. More than 114 hectares with lot sizes between 1,000 sqm up to 15 hectares. 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. This estate has two business style zonings, B6 Enterprise Corridor and IN1 General Industrial zones.

### **Description:**

Positioned in the Wyong industrial Precinct this unit is suitable for many different uses including industrial applications, warehousing, distribution, the fitness industry such as personal training classes, martial arts academics and or personal uses such as storage to name a few.

Total area available is 120sqm offering a regular shape concrete construction, high internal clearance, high clearance roller door, insulated roof and access to three phase power.

There is no offices or fit out in place so this unit lends itself to businesses that just want a quality large open area for a great price.

There is an amenity area within the unit that includes a toilet, shower & kitchenette.

This is a quality unit in a small complex with onsite parking.

Our landlord is highly motivated to secure a quality tenant and will provide a suitable lease document so there is no lease preparation fee payable by the tenant.

- Regular shape

# For Lease

- Solid concrete construction
- Plenty of parking on site & street