



Unit 2 15-17 Ace Crescent TUGGERAH

Tidy, Fitted Out Industrial Unit

Area m²: Office: 32
Warehouse: 125
Total: 157

Rent \$/m²: \$124

Rent pa: \$19,500 + Outgoings + GST

Net/Gross: Net

GST: Exclusive

Parking: 2

Outgoings: \$3,458

Contact:
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Location:

Located in Ace Crescent within the very popular Tuggerah Industrial Estate, this estate is located off the Pacific Highway, between Westfield Tuggerah and Wyong Town Centre, and adjacent to the Sydney to Newcastle rail line. This location is home to a wide and varied number of businesses and industries.

Description:

Now available for lease we have 157sqm total area, consisting of 125sqm ground floor warehouse and 32sqm mezzanine office which is fitted out.

The fitted out office includes a kitchenette, workstations, partitioned office and open plan space with carpet and air-conditioning throughout.

The warehouse is fitted out with amenities, shower and kitchenette with hot water downstairs, is regular in shape with high internal clearance and roller shutter allowing container access.

There are two allocated car parking spaces on site. Positioned in a secure gated estate in Tuggerah, perfect for many uses.

- Close to the M1 Motorway
- Affordable rent
- Quality office fitout