



Unit 2  
**15-17 Ace Crescent TUGGERAH**  
*Great Factory / Office Combination*

**Area m<sup>2</sup>:** Office: 32  
Warehouse: 125  
Total: 157

**Rent \$/m<sup>2</sup>:** \$124

**Rent pa:** \$19,500 Per Annum Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 2

**Outgoings:** \$2,782

**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:**

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.

Nice regular shape with high internal clearance and roller shutter allowing container access.

Amenities, shower and kitchenette with hot water downstairs.

There are two allocated car parking spaces on site.

Positioned in a secure gated estate, perfect for many uses.

- Located in Tuggerah
- Close to the M1 Motorway
- Affordable rent