



## Unit 10 1 Fleet Close TUGGERAH

*Perfect For The Tradie*

**Area m<sup>2</sup>:** Office: 94  
Warehouse: N/A  
Total: 94

**Rent \$/m<sup>2</sup>:** \$194

**Rent pa:** \$350 Per Week Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 1

**Outgoings:**

**Contact:**

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### **Location:**

Tuggerah Business Park 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:**

An ultra-modern industrial/business style unit, right in the heart of Tuggerah Business Park, the Central Coast's premier business location. Within close proximity to the M1 Motorway, Tuggerah Bus and Rail Interchange, Tuggerah Westfield Shopping Centre and Tuggerah Super Centre.

This unit is approximately 95sqm of ground floor area, constructed of full concrete panel walls with commercial glazed shopfront windows and doors, container size roller doors, and disabled compliant amenities.

This unit has the added bonus of a DA approval for a mezzanine floor level.

- Zoned B7 Business Park
- Automatic roller door
- One car space