



Lot 6 DP873201  
**5 O'Hart Close CHARMHAVEN**  
*Freehold Warehouse & office*

**Area m<sup>2</sup>:** Office: 107  
Warehouse: 615  
Total: 722

**Rent \$/m<sup>2</sup>:** \$130

**Rent pa:** \$94,000 Per Annum Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 11

**Outgoings:**

**Contact:**

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**Location:**

This Freehold property is located in Charmhaven industrial estate that features a variety of factory/warehousing and showroom style buildings and strata units, catering for small business and bulky goods retail. 5 O'Hart Close is located just off the Pacific Highway and positioned close to Lake Haven Shopping Centre, Harvey Norman, BCF, the new Bunnings Hardware Store, Carroll's Timber & Hardware, TLE Electrical, Bursons Auto Parts plus many more great national and local businesses.

**Description:**

Here's a hard to find freehold industrial property in the very popular Charmhaven area.

This property is constructed of concrete panel walls that consist of approx. 616sqm of Factory/Warehouse area with roller doors, 7 cool/freezer rooms (can be removed) approx.106sqm of office/showroom area currently divided into a reception area, 2 standard size offices, 1 large open office area, staff lunch room, and amenities.Externally the parking/loading area is sealed with concrete with 8 car spaces + 3 covered all secured with fence and gate.

- Zoned IN 2 Light Industrial
- Off Street Parking
- 7 Container Size Roller Doors