



Unit 4 4 Burnet Road WARNERVALE

Close to M1 Motorway

Area m²: Office: 30
Warehouse: 170
Total: 230

Rent \$/m²: \$150

Rent pa: \$34,500 Per Annum Net + GST

Net/Gross: Net

GST: Exclusive

Parking: 2

Outgoings:

Contact:

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Location:

Located in Warnervale Business Park which is part of the Wyong Employment Zone, this park covers 47.6 hectares of land and is next to the Sydney to Newcastle motorway interchange, airport and railway line. with companies like Coastal Transport Services, Woolworths Ltd also has an 81,000 square metre distribution centre, & Sanitarium Australia also occupying a large site within the estate.

Description:

This well presenting concrete panel industrial unit is within a gated complex. Located within the Warnervale Industrial area that is zoned IN1 General Industrial.

This is right on the door step of the M1 Pacific Motorway allowing potential occupant's convenient access to all parts of the Central Coast, Sydney and Newcastle.

This high clearance industrial unit is approx. 200sqm. on the ground floor with a 30sqm mezzanine storage area, including a welcoming air-conditioned office or showroom area, kitchenette, high and wide roller door and 2 allocated car spaces.

Make this property a priority to view as you will be highly impressed with what you see, contact us today to arrange a time to view.

- High clearance industrial bay
- Zoned IN1 General Industrial
- Off street parking