



## Outstanding workshop with two level office

Industrial/Warehouse

11 Motto Lane, Heatherbrae, NSW 2324

**Floor Area:** 397 m<sup>2</sup>

**Land Area:** 1125.00 m<sup>2</sup> (approx)

**Leased**

Leased: Fri 29-Jul-22

### Property Description

- Located in Heatherbrae Industrial Estate
- Fully fenced site with gated entrance
- High clearance workshop facility

- The property is located in the Heatherbrae Industrial Estate, on the north eastern side of Motto Lane. This location is in close proximity to Raymond Terrace and Port Stephens, the Newcastle airport, together with easy access to the Pacific Highway and M1 Pacific Motorway.

- The property offers a high clearance workshop facility of precast concrete panel construction with modern offices and amenities over two levels. The workshop features crane rails for future installation of a 10-tonne crane if required. Workshop building area is 397m<sup>2</sup> \* including offices and amenities.

- Other improvements include an ancillary carport structure and awning of 167m<sup>2</sup>\* with a concrete driveway and a fully fenced site with gated entrance.

- For Lease - \$52,000 per annum net (plus GST)

- Outgoings are payable in addition to the rental. The Lessee will also be responsible for the Lessee's own business related operating expenses including, but not limited to, electricity, water usage, insurance, internal cleaning, telephones, air conditioning maintenance, etc.

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