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CHAPMAN & FRAZER



## 479sqm Building Wash Bay Hardstand

Industrial/Warehouse

Part, 502 Scenic Drive, Doyalson, NSW 2262

**Floor Area:** 479 m<sup>2</sup>

### Property Description

- **Main Road Exposure**
- **Wash Bay**
- **Hardstand yard area**

The property is located on Scenic Drive (also known as Central Coast Highway), just off Pacific Highway, which is the main arterial road connecting the Sydney to Newcastle M1 Motorway to Doyalson and the surrounding region.

Freestanding workshop and office totaling 479sqm (approx.) with attached wash bay and bitumen hardstand of approximately 1,400sqm split between the front and rear of the building, all with great exposure to Scenic Drive.

The high clearance workshop is of portal frame and metal clad construction, offering excellent access via three (3) roller shutter doors on the front of the building, with drive through capability via rear roller door. The workshop also offers 3-phase power and led hi-bay lighting.

The building has an attached office and amenities component split over two levels, offering ample offices, reception, kitchenette, lunchroom, toilets, showers and storage.

### For Lease

\$75,000 Per Annum Net + GST  
Plus Outgoings

### Additional Details

**Outgoings**  
\$11384

**Zoning**  
IN1 General  
Industrial

**Parking  
Comments**  
Ample onsite  
parking



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