



## For lease warehouse with 2 air conditioned offices, high clearance roller door

Industrial/Warehouse • Offices

13/5-7 Channel Road, Mayfield West, NSW 2304

**Floor Area:** 207 m<sup>2</sup>

### Property Description

PROPERTY ID: 138590 (quote when calling)

Vacant from the 15th January 2021.  
Unit 13, 5-7 Channel Road, Steel River in Newcastle.  
Annual rent including outgoings of \$31,080.  
207 square metres of high workshop, office and storage space.  
Two separate enclosed, carpeted and air conditioned offices joined by staircase, Male and female toilets, shower and kitchen facilities.  
3 phase power.  
High clearance electric roller door.  
Surrounded by stable businesses with almost no vacancy rate.  
Proactive body corporate with very presentable grounds.  
Available for inspection Mon to Fri, 8am to 4pm.  
Ring Vic on 0422 678 042 to organise an inspection meeting.

**Leased**

Leased: Fri 22-Jan-21

### Additional Details

**Car Spaces**  
2

**Parking Comments**  
Directly at front door



**RentBetter**  
1800234397

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