



Workshop with Plenty of Yard

Industrial/Warehouse

336 Tomago Road, Tomago, NSW 2322

Floor Area: 396 m²

Land Area: 2439.00 m² (approx)

Leased

Leased: Fri 11-Jan-19

Property Description

- **Good exposure to Tomago Road**
- **Total building area - 396sqm (approx.)**
- **Air-conditioned office**

- This property consists of a single level office positioned towards the front of the property, which provides a comfortable level of air-conditioned accommodation, together with an internal workshop office with amenities.
- Workshop dimensions - 15.2 metres wide x 24.5 metres long (approx.), featuring dual roller door access along the length of the building.
- A 42sqm (approx.) annex, attached to the rear of the workshop, providing a covered outdoor work area.
- Building footprint occupies a low 18% site coverage with excellent vehicle access and turning areas, together with yard storage areas.
- The property features good exposure to heavy traffic along Tomago Road and is positioned within close proximity to major transport routes, whilst only 20 minutes (approx.) from Newcastle CBD.
- IN1 General Industrial zoning.

Building areas:

- Office: 50sqm (approx.)
- Workshop: 346sqm (approx.)
- Total Area: 396sqm (approx.)
- Site Area: 2,439sqm (approx.)

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