



Brand new workshop / warehouse unit For Lease

Industrial/Warehouse

Unit 1, 1 Burnet Road, Warnervale, NSW 2259

Floor Area: 129 m²

Leased

Leased: Wed 19-May-21

Property Description

- **Building area 129sqm***
- **Front unit**
- **Two car spaces**

- Located within the tightly held Warnervale Industrial Estate, situated less than a minute to the M1 Pacific Motorway
- Building Area 129sqm* plus optional council approved mezzanine up to 58sqm*
- Brand new units almost complete and ready for occupation
- Features include glass façade, precast concrete construction with windows, skylights and automatic roller door access
- This unit would suit a small business or storage requirement looking for a quality tenancy with great access and location

- For Lease – \$19,350 per annum net (plus GST)

- Outgoings are payable in addition to the above 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.

*Approximate.



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