



## Industrial Business Premises - Warehousing and Office only 10mins to the CBD

Industrial/Warehouse • Showrooms/Bulky Goods

Unit 6, 20 Spit Island Close, Mayfield West, NSW 2304

**Floor Area:** 583 m<sup>2</sup>

### Property Description

- **Street Frontage**
- **Easy on site parking and HV access**
- **Mix of office and warehouse/workshop**

First time offered in over 10 years, located in Newcastle's most desirable industrial parks, Steel River.

Previously occupied by Kone Cranes, the unit comprises a mix of quality office space and clear span warehouse/workshop made up as follows -

- Office over 2 levels of 152m<sup>2</sup> approx. with an additional 24m<sup>2</sup> storage mezzanine area.
- Clear span, high clearance warehouse/workshop area of 402m<sup>2</sup> approx.

The property also features male and female accessible amenities with shower, separate lunch room. The warehouse/workshop area is accessible via a large automated roller door making access for heavy vehicles is a breeze, together with onsite parking for 7 vehicles. Surrounded by quality other users including Vulcan Steel, Hunter Water Australia, Beaurepairs, Aramax Couriers.

Contact our office to arrange your inspection today.

**Sold**

Contact Agent

Sold: Mon 28-Feb-22

### Additional Details

Tenure Type	Car Spaces
Vacant Possession	7
Zoning	Parking Comments
IN1 General Industrial	7

**FOUR WALLS**

**Bobby Suminoski**

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