



40 Gregory Street, Batemans Bay

Premium Commercial Workshop in Prime Location

This outstanding freestanding building is constructed from double brick and Colorbond and is presented in immaculate condition. It offers a wide range of features that make it highly desirable for a variety of businesses. The property includes a spacious workshop area of approximately 232sqm, which also incorporates a large mezzanine storage space, along with a kitchenette and bathroom for added convenience.

At the front of the building, there is a well-appointed reception area featuring a generous foyer or showroom space, a dedicated office, and additional amenities. The workshop is equipped with 4.6-metre-high roller doors, allowing easy access for large vehicles and trucks. A concrete wash-down area with an oil separator is also included, supporting a range of operational needs.

The workshop and exterior are fitted with ten power points, including 3-phase power, and the space features compressed air line piping throughout, along with durable painted concrete floors. The entire site is fully fenced with recently installed fencing and gates, ensuring security and functionality.

FOR LEASE
\$109,200 p/a + GST + Outgoings

BUILDING AREA
383sqm

AGENTS
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AGENCY
LJ Hooker Moruya
(02) 4474 4433

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Positioned approximately 1.3 kilometres from the main street of Batemans Bay, the property offers excellent highway access and strong drive-by exposure. It also holds current Building Information Certificate (BIC) and fire certification, providing peace of mind for potential tenants. This is the first time this exceptional property has been offered in 20 years-an opportunity not to be missed.

Please call LJ Hooker Moruya on 4474 4433 or email akerr.moruya@ljhooker.com.au

MORE DETAILS

Property ID	EMAGT2
Property Type	Retail Industrial/Warehouse
	3
Building Area	383 m2
Land Area	935 m2

Alimah Kerr

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