







8/1 Sailfind Place, Somersby

Flexible Office/Showroom Opportunity in Popular Somersby Industrial Estate!

Position your business in a thriving industrial hub with this versatile commercial space, ideal for a range of uses including office or showroom.

Located in the well-connected Somersby Industrial Estate, this property benefits from excellent exposure to passing trade, including local workers, tradespeople, and transport operators. It's perfectly positioned for businesses needing access to both Sydney and Newcastle, with the M1 Motorway ramp just minutes away.

Key Features:
- Total office space 94m2
- Private entry with internal stairs
- " Excellent natural light and a bright, airy feel
- " Flexible layout —ideal for part office/part showroom or studio
- Exclusive use amenities
- High visibility to daily foot and vehicle traffic
- Approx. 1 hour* to Sydney or Newcastle
- Minutes to Gosford and the M1 Motorway

FOR LEASE
$22,500 pa gross + GST

BUILDING AREA
94sqm

AGENTS
Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

AGENCY
Terrigal | Erina
(02) 4367 4222

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.

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" Ideal as a satellite office or Central Coast operations base
" All outgoings included in rent —lessee to pay unitilities

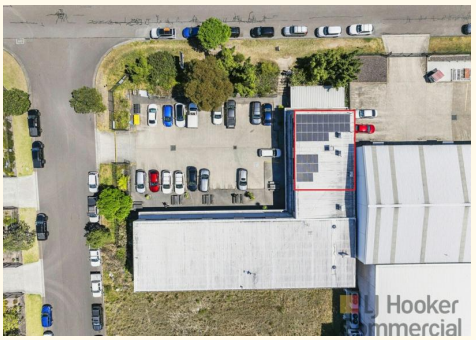
Whether you're establishing a new headquarters, expanding your operations with a satellite office location, or looking to relocate to a modern and thriving commercial hub, this space offers flexibility and strategic positioning to support your business growth

- Approximate

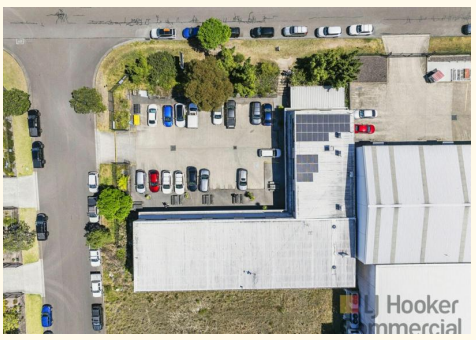
For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!











MORE DETAILS

Property ID	39CHXT
Property Type	Offices
Building Area	94 m2
Land Area	94 m2
Parking	1

Ben Purdue 0450 719 600
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Tom Bore 0402 938 144
Commercial Sales Consultant | tom.bore@ljhooker.com.au

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