



1/2 Pioneer Avenue, Tuggerah

Position Your Business For Growth! Over 600m2 Office & Warehouse!

Position your business within one of the Central Coast's premier industrial precincts with this high-quality commercial facility in the tightly held Tuggerah Business Park.

Offering a functional combination of modern corporate office space and clear-span warehouse accommodation, this property is ideally suited to a wide range of industrial, trade, warehousing, logistics, and commercial users seeking a professional headquarters with excellent accessibility.

The premises features a substantial office component with a combination of open-plan work areas, executive offices, boardrooms, and meeting rooms, all enjoying excellent natural light and quality presentation throughout. The warehouse provides high-clearance accommodation with container-height roller door access, ideal for efficient operations and storage.

Strategically located within close proximity to the M1 Motorway, Tuggerah railway station, and major retail and service centres, this

FOR LEASE
\$125,000 pa net + GST

BUILDING AREA
649sqm

AGENTS
Ben Purdue
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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.

 **LJ Hooker Commercial**

property offers outstanding connectivity to Sydney, Newcastle, and the wider Central Coast region.

Features include:

- High-quality 345m²* office and 304m²* warehouse
- Premium Tuggerah Business Park location
- Modern corporate office fit-out throughout
- Large open-plan office areas with meeting rooms
- High-clearance warehouse
- Container-height roller door access
- Excellent natural light throughout office areas
- site parking and easy truck access
- Suitable for warehousing, logistics, trade, and commercial users
- Excellent access to the M1 Motorway and major arterial roads

If you're looking for a professional industrial headquarters with strong functionality and presentation, then this premises is definitely worth a closer look.

- Approximate

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

MORE DETAILS

Property ID	3DPHXT
Property Type	Offices Industrial/Warehouse
Building Area	649 m ²
Land Area	649 m ²
Outgoings	\$34,870.00
Parking	28

Ben Purdue 0450 719 600

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Office	340 m ²
Warehouse	210 m ²
Mezzanine	94 m ²



Scale in metres, indicative only. Dimensions are approximate. All information contained here is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.