



4/132 Chelmsford Road, Charmhaven

## Large-Scale Industrial Facility with Exposure | 1,553m<sup>2</sup> Warehouse + Office

If you're searching for a substantial industrial facility with strong street presence and excellent functionality, this property is well worth your consideration.

Positioned within the established Charmhaven industrial precinct, this property offers a total building area of 1,553m<sup>2</sup>\*, comprising a 1,241m<sup>2</sup>\* high-clearance warehouse and a 312m<sup>2</sup>\* office component, providing an ideal balance between operational space and administration.

The warehouse features a large clear-span layout with excellent internal height, making it well suited to manufacturing, warehousing, fabrication or distribution users. The generous office component allows for efficient business operations, staff accommodation and client interface.

With prominent frontage and strong signage opportunities, the property benefits from excellent exposure to passing traffic, enhancing your business profile.

### FOR LEASE

\$215,000 pa gross + GST

### BUILDING AREA

1,553sqm

### AGENTS

Ben Purdue

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### AGENCY

Terrigal | Erina

(02) 4367 4222

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 **LJ Hooker Commercial**

### Key Features:

- 1,553m<sup>2</sup>\* total building area
- 1,241m<sup>2</sup>\* warehouse + 312m<sup>2</sup>\* office
- High clearance, clear-span warehouse
- Functional office and administration area
- Excellent access for trucks and deliveries
- Prominent street exposure and signage
- Located within established industrial precinct
- Suitable for a wide range of industrial users

Surrounded by established operators and positioned within a well-regarded industrial hub, this property offers a practical and scalable solution for growing businesses.

- Approximate

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

### MORE DETAILS

Property ID	3CNHXT
Property Type	Industrial/Warehouse
Building Area	1553 m <sup>2</sup>
Land Area	1553 m <sup>2</sup>

### Ben Purdue 0450 719 600

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