



4 & 5/132 Chelmsford Road, Charmhaven

Large-Scale Industrial Facility with Exposure | 1,553m² 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 1,553m²*, comprising a 1,241m²* high-clearance warehouse and a 312m²* 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

Please Call

BUILDING AREA

2,656sqm

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.

 **LJ Hooker Commercial**

Key Features:

- 1,553m2* total building area
- 1,241m2* warehouse + 312m2* 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	2656 m2
Land Area	2606 m2

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

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