

1/6 Hawke Street, Kincumber

## High Clearance Industrial Unit with Multiple Offices & Mezzanine in Kincumber!

Take advantage of this outstanding opportunity to secure a well-presented industrial unit with offices, perfectly positioned in the heart of Kincumber's thriving and tightly held industrial precinct.

This versatile and functional space is ideal for a wide range of business uses—from trade and light manufacturing to warehousing, logistics, or service-based operations. Boasting a flexible layout that seamlessly blends warehouse functionality with high-quality office amenities, this unit offers the space, accessibility, and professional presence that today's businesses demand.

### Key Features:

- 161m<sup>2</sup>\* warehouse area
- 195m<sup>2</sup>\* offices plus 48m<sup>2</sup>\* mezzanine storage
- Modern offices & boardroom with carpet throughout
- High clearance ceilings & roller door access for easy loading
- Front office access door for clients and staff
- Private kitchenette & multiple amenities
- Ample parking on-site & street

### FOR LEASE

Contact Agent

### BUILDING AREA

404sqm

### AGENTS

Ben Purdue

0450 719 600

[ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

Tom Bore

0402 938 144

[tom.bore@ljhooker.com.au](mailto: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**

- E4 - General Industrial zoning
- Excellent signage opportunities to maximise your street presence
- Situated in a well-maintained industrial complex

This property represents a rare chance to secure a highly functional industrial unit in a sought-after Central Coast location. Whether you're looking to expand your existing operations, relocate to a more strategic base, or launch a new business venture, this space offers the flexibility, accessibility, and professional presence to help you succeed.

- 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	37THXT
Property Type	Industrial/Warehouse
	Offices
Building Area	404 m2
Land Area	266 m2
Outgoings	\$9,995.00
Parking	4

### Ben Purdue 0450 719 600

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

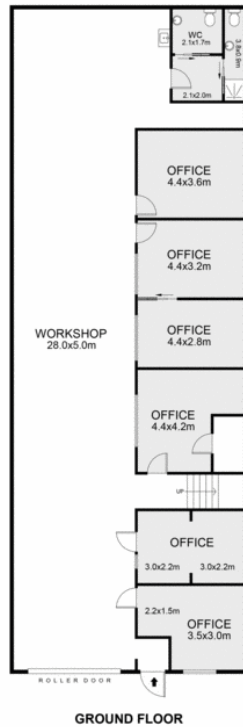
### Tom Bore 0402 938 144

Commercial Sales Consultant | [tom.bore@ljhooker.com.au](mailto:tom.bore@ljhooker.com.au)

### Terrigal | Erina (02) 4367 4222

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Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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INT: 404m2

