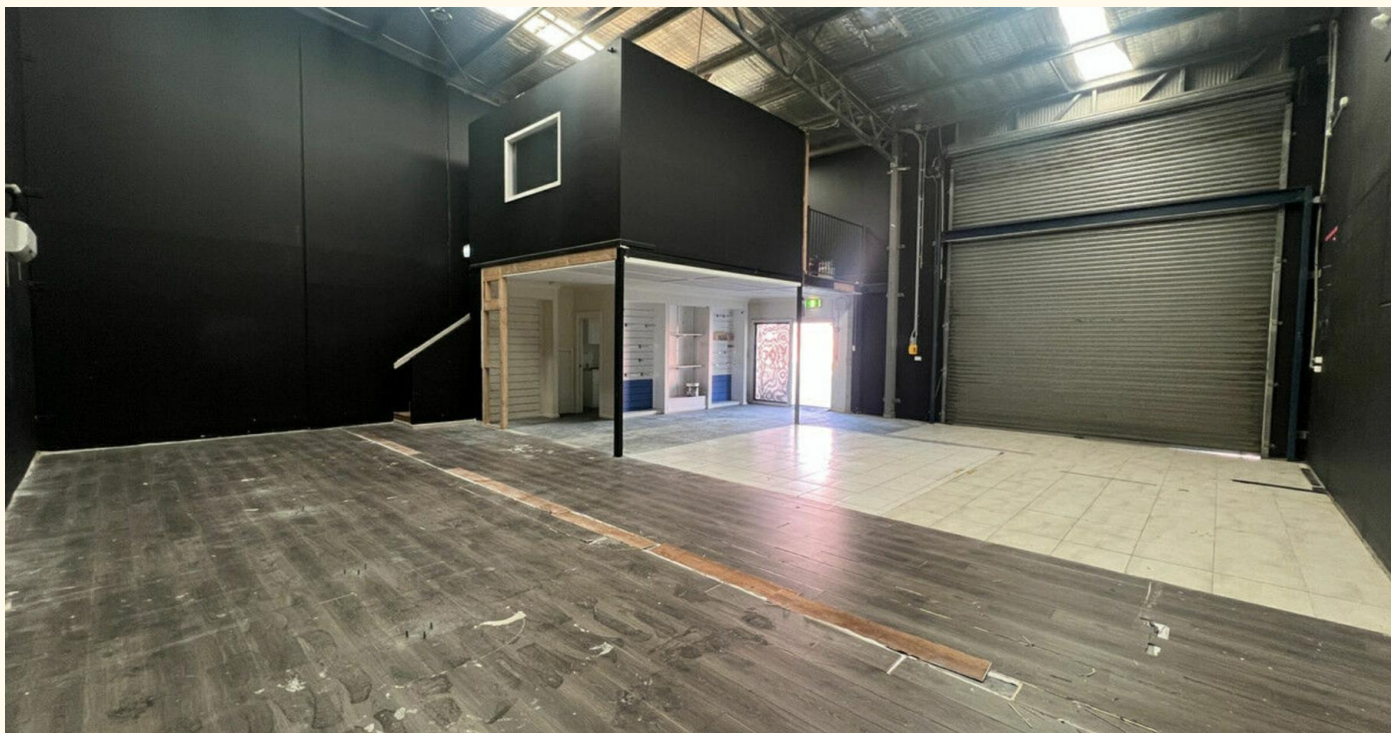




5/8 Kerta Road, Kincumber

Functional Kincumber Industrial Unit | 187m²* Including Mezzanine & Office

LJ Hooker Commercial is pleased to present Unit 5, 8 Kerta Road, Kincumber for lease.

Offering approximately 150m²* of ground-floor industrial space plus 37m²* mezzanine and office area, the property is a practical base for businesses looking to keep operations, storage and administration together.

The warehouse offers excellent functionality with approximately 6m—7m* internal clearance and a wide 4.6m* motorised roller door, making access easy for vehicles, equipment and deliveries. The property also includes its own bathroom with shower, adding further convenience for trade and service-based occupiers.

The mezzanine and office allow the ground floor to remain focused on day-to-day operations while providing separate areas for administration, storage or staff use. And for businesses servicing the southern Central Coast, the location is a major advantage.

FOR LEASE

\$33,500 pa + outgoings (no GST)

BUILDING AREA

187sqm

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**

Why base yourself in West Gosford if your work and lifestyle are centred around Kincumber, Avoca Beach and the surrounding beachside suburbs?

This property gives you the opportunity to operate closer to your customers, your team and home, without sacrificing practical industrial space.

Key Features

- Approx. 150m²* ground-floor industrial area
- " Approx. 187m²* total usable area including mezzanine and office
- " Approx. 6m—7m* warehouse clearance
- 4.6m* wide motorised roller door
- Separate office accommodation
- Additional mezzanine space
- Bathroom with shower
- Functional warehouse and business layout
- Ideal for trade, service, storage and light industrial users
- Convenient to Avoca Beach and surrounding beachside suburbs
- Established Kincumber industrial precinct

For further information or to arrange an inspection, contact Ben Purdue on 0450 719 600 or Tom Bore on 0402 938 144, LJ Hooker Commercial.

- Approximate.

MORE DETAILS

Property ID	3GDHXT
Property Type	Industrial/Warehouse
Building Area	187 m ²
Land Area	150 m ²
Outgoings	\$14,200.00

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

Terrigal | Erina (02) 4367 4222

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250
terrigan.ljhcommercial.com.au | erina@ljhooker.com.au

