



Kurri Kurri, Unit 5/116 Mitchell Avenue

Kurri Kurri Industrial Workshop

Located in the heart of Kurri Kurri industrial precinct we have available this generous sized workshop and mezzanine office space, a perfect place and position to run your business from.

Garage Door Height 4m, Width 4.3m Mezzanine office also available + 3 phase power

Office space with Air conditioning shower and toilet facilities plus additional dedicated car space

Rent: \$35,000 PA + gst + outgoings (35% Share of (Council, Strata, Water and Power (power is metered)

Outgoings:

35% share of the gross building outgoings PA



Disclaimer: 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.

For Lease

\$35,000 pa + share of outgoings + gst

Building Area

120-120sqm

Contact

Bryce Gibson

0422 227 668

bryce.gibson@ljhooker.com.au

LJ Hooker Cessnock
(02) 4050 6000

Approx figures for shed 5 (PA) based on 2022/23 FY

Council rates: \$1200 Hunter Water: \$550

Strata Levies: \$1500 Power (metered) \$1320

Power: \$1320

Contact Bryce Gibson on 0422227668 today for your inspection.

More About this Property

Property ID	1GMQF5N
Property Type	Industrial/Warehouse
Building Area	120-120 m²
Land Area	130 m²

Bryce Gibson

Principal & Selling Agent | bryce.gibson@ljhooker.com.au

LJ Hooker Cessnock (02) 4050 6000

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