



13/222 Wisemans Ferry Road, Somersby

## Hot Price! Fully Optioned High Clearance Warehouse Ready to Occupy Now!

Located on the high side of Wisemans Ferry Road in a premium complex of 28 modern industrial units, this high-spec warehouse offers the ideal space for a range of industrial or trade-related businesses.

Built with full concrete panel construction, solid concrete mezzanine, and high clearance access, this unit is designed for efficiency, durability, and performance.

Set in the heart of the Somersby industrial precinct, the property enjoys excellent exposure, a growing local business community, and quick access to major transport routes. The M1 Motorway is just minutes away, connecting you effortlessly to Sydney, Newcastle, Gosford, and the wider Central Coast.

### Key Features:

- " 240m<sup>2</sup> approx. total floor area including storage mezzanine
- 16Kw Solar Power System + NBN
- Solid concrete construction throughout

### FOR LEASE

\$30,000 pa net + GST.Â

### BUILDING AREA

240sqm

### 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**

- Motorised roller door with high clearance access
- 3 x air conditioners + alarm
- LED Hi Bay lighting and 3-phase power supply
- Exclusive kitchenette and amenities with shower
- " Allocated on-site car parking
- " On-site café at the front of the complex —perfect for staff and client convenience
- Proximity to Kariong and only 10km to Gosford CBD

This is a rare opportunity to lease a modern, high-performing industrial space in one of the Central Coast's most accessible and evolving business hubs.

Please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to learn more about this exciting opportunity!

## MORE DETAILS

Property ID	398HXT
Property Type	Industrial/Warehouse
Building Area	240 m2
Land Area	153 m2
Outgoings	\$9,746.00
Parking	2

### 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

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250  
[terrigan.ljhcommercial.com.au](mailto:terrigan.ljhcommercial.com.au) | [erina@ljhooker.com.au](mailto:erina@ljhooker.com.au)

