

13/23 Lake Road, Tuggerah

Industrial Unit in a great location!

This 147m² unit offers exceptional value and quality. Located in Tuggerah with proximity to the M1 Motorway, Tuggerah Train Station, Westfield Shopping Centre & arterial main roads is this well-equipped Industrial unit now available for lease.

Featuring a new, modern high clearance design with stylish 31m² approx. mezzanine office improvements & a ground level area perfect for more office/reception if required.

Multiple units still available with parking at the door. These fantastic & stylish units benefit from a functional layout with new amenities & modern kitchenettes on the ground level, these units tick all the boxes!

Features include;

- High clearance Warehouse
- Mezzanine overlooking warehouse
- Internal amenities
- NBN Ready
- Convenient location
- Secure gated complex

FOR LEASE

\$26,500 + GST & Outgoings

BUILDING AREA

147sqm

AGENTS

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

Ben Purdue
0450 719 600
ben.purdue@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**

Zoned E3 - Productivity Support

Notable uses under this zoning include:

- Light Industries
- Local Distribution premises
- Recreation facilities (Indoor)
- Specialised retail premises
- Industrial retail outlets

For more information or to arrange an inspection, please call Tom Bore 0402 938 144 or Ben Purdue 0450 719 600 today.

MORE DETAILS

Property ID	3CFHXT
Property Type	Industrial/Warehouse
Building Area	147 m2
Land Area	116 m2
Parking	1

Tom Bore 0402 938 144

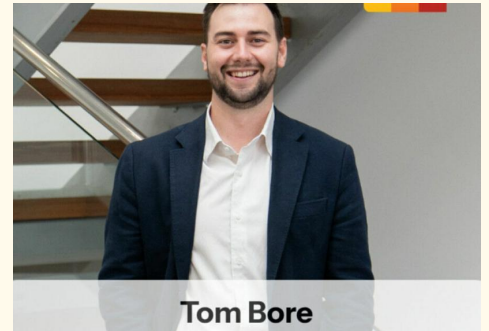
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Tom Bore