



Tuggerah, 14/23 Lake Road

Last one available! New high clearance industrial unit!

Incentives to be considered upon offer!

This 147m² unit offers exceptional value and quality. Located in Tuggerah with proximity to the Bunnings Warehouse, 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!

Act fast to not miss out on this great opportunity.

 **LJ Hooker Commercial**

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
\$28,000 pa net + GST

Building Area
147sqm

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

Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Terrigal
(02) 4385 8444

Features include;

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

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 About this Property

Property ID	2Y5HXT
Property Type	Industrial/Warehouse
Building Area	147 m ²
Land Area	116 m ²

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

Ben Purdue 0450 719 600

Licensee | ben.purdue@ljhooker.com.au

Terrigal (02) 4385 8444

Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260

terrigan.ljhcommercial.com.au | terrigan@ljhooker.com.au



TOM BORE 0402 938 144
LJ Hooker Commercial