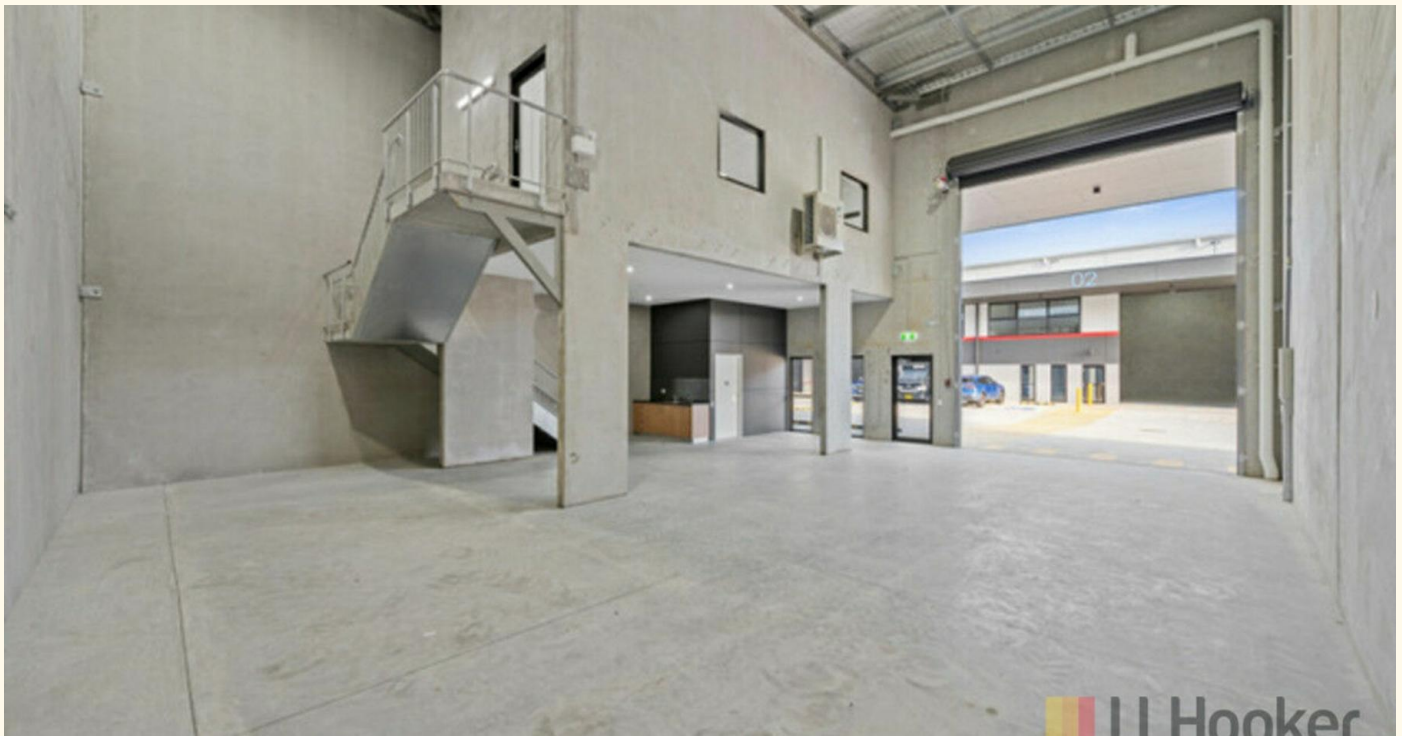


Unit 21/57-59 Gavenlock Road, Tuggerah

Hot Price! The Best Value New Unit in the Market Available NOW!

Offered to the market is a highly sought-after industrial unit located in what is widely regarded as the best-designed, most functional, and most professionally constructed complex on the Central Coast. This property combines high-end finishes with unmatched usability, making it ideal for a wide range of businesses or savvy investors looking for strong rental demand.

Positioned in the heart of the thriving Tuggerah Business Park, this premium unit is just minutes from the M1 Motorway, Tuggerah Train Station, Westfield Shopping Centre, and major arterial roads, providing excellent connectivity for logistics, staff, and clients. Set within a secure gated complex, this unit offers peace of mind and enhanced protection for your business operations and assets.

Key Features:

- Total floor area: 215m²*, including a 57m²* carpeted mezzanine office with excellent natural light
- " Secure gated complex offering added safety and peace of mind
- " Modern, air-conditioned office space with high-end finishes and

FOR SALE/LEASE

Sale: \$899,000 + GST Lease: \$43,000 pa net + GST

BUILDING AREA

215sqm

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) 4385 8444

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**

- large windows —ideal for administrative functions or client-facing operations
- High-clearance warehouse with full-height motorised roller door, perfect for storage, distribution, and light manufacturing
- Private-use kitchenette and bathroom, allowing for complete operational independence
- " Allocated parking right at your door —convenient access for staff and deliveries
- Large awnings providing sheltered loading/unloading and added weather protection
- " High-quality concrete tilt panel construction —low-maintenance and durable
- Abundance of natural light through front glazing and office windows
- " NBN connected —ensuring fast, reliable internet for modern business needs
- " Contemporary, clean design throughout —ideal for businesses wanting to project a professional image
- " Zoned E4 —General Industrial, allowing for a broad range of uses including warehouse, office, production, and some commercial applications (STCA)

Strategically located in Tuggerah Business Park, one of the Central Coast's most established commercial precincts. Just minutes to the M1 Pacific Motorway, providing quick access to Sydney and Newcastle, and proximity to Tuggerah Train Station and Westfield Tuggerah. Surrounded by national brands and quality local businesses, supporting long-term capital growth and tenant demand.

Whether you're a growing business looking to establish a base on the Central Coast, or an investor seeking a quality industrial asset in a tightly held market, this property ticks all the boxes. With a combination of form, function, and location, this unit is a standout in its category.

- Approximate

To arrange an inspection or request further details, call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 for more information!

MORE DETAILS

Property ID	39EHXT
Property Type	Industrial/Warehouse
Building Area	215 m2
Land Area	158 m2
Parking	2

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

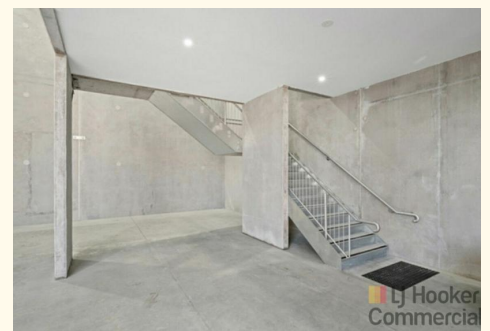
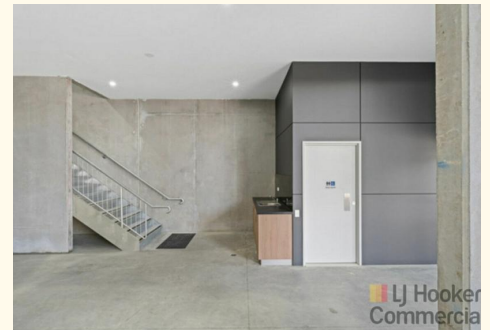
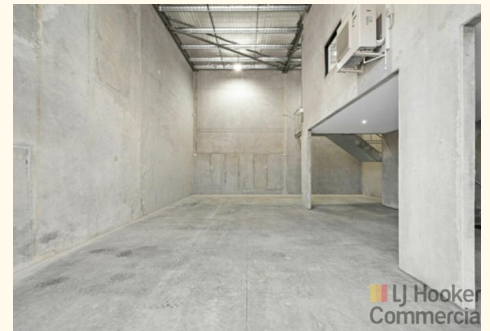
Tom Bore 0402 938 144

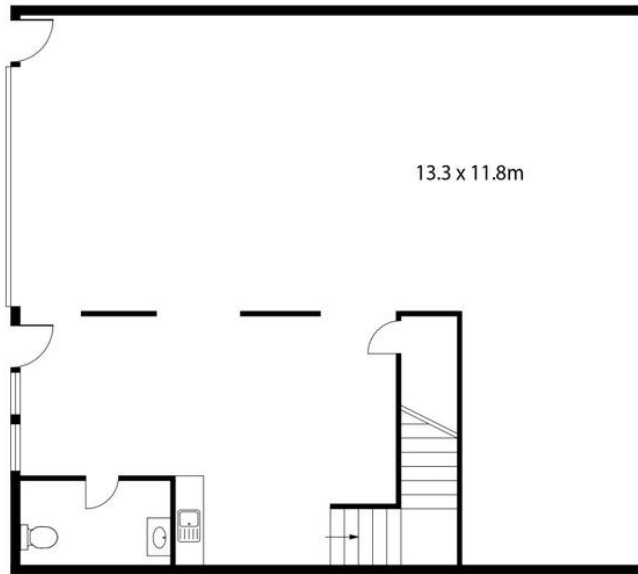
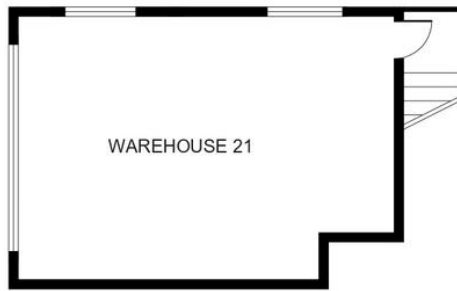
Commercial Sales Consultant | tom.bore@ljhooker.com.au

Terrigal | Erina (02) 4385 8444

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250

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





UNIT 21



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

GROUND LEVEL: 158m²
MEZZANINE (Inc Stairs): 57m²
TOTAL: 215m²
Plus: 2 car spaces

57-59 Gavenlock Road, Tuggerah