



10/2 Warren Road, Warnervale

## Secure Your Spot for Success | Prime M1-Connected Business Space

Ready to take your small business to the next level? This 31m<sup>2</sup>\* industrial unit offers a smart, professional space designed for growth, functionality, and convenience.

Situated in the fast-growing Warnervale industrial corridor, surrounded by major occupiers including Woolworths, Sanitarium, and Coastal Transport Services, and only 11km north of Westfield Tuggerah, this is a smart investment or ideal workspace solution - perfect for small businesses, tradespeople, artisans, hobbyists, or secure personal storage.

The unit features glass sliding doors at the front, creating a welcoming, light-filled office area ideal for meeting clients. Inside, the space is intelligently configured with a separate back room, perfect for storage, stock, or behind-the-scenes operations. Plantation shutters add a stylish finish while providing privacy when required.

Comfort is assured year-round with split-system air conditioning, while the prime location adjacent to the M1 Motorway ensures seamless

### FOR SALE

\$185,000 + GST (if applicable)

### BUILDING AREA

31sqm

### AGENTS

Tom Bore  
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Ben Purdue  
0450 719 600  
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### AGENCY

Terrigal | Erina  
(02) 4367 4222

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 **LJ Hooker Commercial**

access for commuting, deliveries, and servicing clients, making this an ideal base for your next business move.

Located within a secure, gated complex with CCTV surveillance, the development also offers full amenities, including modern bathrooms and a popular on-site café for your morning coffee or a quick lunch break.

Key features:

- 31m<sup>2</sup>\* floor space
- Roller door plus double-sided glazed shopfront entry
- Split system air conditioning
- High level security via electronic gated entry and CCTV
- Excellent onsite shared amenities

- Approximate

Functional, modern, and superbly located - this is industrial space done right.

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

## MORE DETAILS

Property ID	3B4HXT
Property Type	Industrial/Warehouse
Building Area	31 m <sup>2</sup>
Land Area	31 m <sup>2</sup>

**Tom Bore 0402 938 144**

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