



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 31m²* 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
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**

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:

- 31m²* 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 ²
Land Area	31 m ²

Tom Bore 0402 938 144

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

Ben Purdue 0450 719 600

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

Terrigal | Erina (02) 4367 4222

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

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

