



**Unit 1/8 Channel Road, Mayfield West NSW 2304**

## MODERN OFFICE AND WAREHOUSE FOR LEASE

Modern office and warehouse space located in the Steel River Industrial Estate providing convenience to Newcastle CBD, Port and the airport. This unit would suit a multitude of businesses, features include:

- \* Three / Four Partitioned Offices
- \* Seperate boardroom
- \* Reception area
- \* Ducted air conditioning, intercom & data cabling throughout.
- \* Amenities on both levels
- \* 120m2 of Office space
- \* 227m2 of warehouse space with high clearance roller doors.
- \* 5 Car Spaces allocated.

Industrial  
FOR LEASE

347sqm

Buildings of this quali

**Raine&Horne**  
Commercial

**Paul Tilden**  
0425 302 772  
paul@rhplus.com.au

**Alan Tonks**  
0474 744 422  
alan@alantonks.com.au