



**Tenancy 5/363 Hillsborough Road, Warners Bay NSW**  
**2282**

## Brand New Child Care Centre

Net Income: \$245,000pa  
Building Area: 644.10m<sup>2</sup> (Approx)

This (96) place long-day child care centre established in the heart of Warners Bay near Newcastle has had 100% occupancy since the day it opened. The location is important as it is on one of the busiest arterial roads leading into the commercial/retail hub of Charlestown and the Newcastle CBD. It's features include:

Lease commencing (1st December 2016)  
Lease term: (10) years with (10) year option  
0 - 5 year old placements

This centre is part of the Warners Bay Place - a new concept in providing commercial space for businesses providing services to families and children. As one of the (2) Little Beginnings child-care centres in the Warners Bay Place it benefits from having (195) on-site car parks as well as specialist services in allied health. An investment in child care centre provides a secure and stable income stream especially where the centre

is conveniently located for families and part of a centre that is dedica

Offices  
FOR SALE

644sqm

**Raine&Horne.**  
**Commercial**

**Steve Dick**

0425 302 771

[steve@rhplus.com.au](mailto:steve@rhplus.com.au)