



**Block C/24 Pile Road, Somersby NSW 2250**

## EXCELLENT LARGE WAREHOUSE, SHOWROOM AND OFFICE

In excellent condition, this warehouse is approx. 1040m<sup>2</sup> on the ground floor with male and female bathrooms plus first floor office space, approx. 120m<sup>2</sup> with bathrooms, kitchenette and ducted air conditioning.

The area under the office space can be utilised as showroom or storage.

Two large roller doors (approx 5m in height), high clearance ceilings (approx. 8 metres) with provision for a 5 tonne overhead crane and 3 phase power available.

Truck and container access along with good car parking area for customers and staff.

Position is key being only a few minutes from the M1 Motorway in Somersby, approx. 1 hour from Sydney or Newcastle.

Industrial

FOR LEASE

1160sqm

**Karen Aubrey**

+61 411 358 856

Karen.Aubrey@au.knightfrank.com

**Mark Smith**

0412 787 205

mark.smith@ljhooker.com.au