



Unit 18/19 Reliance Drive, Tuggerah NSW 2259

NEAR NEW SUPERB OFFICE INVESTMENT!!!!

This 'deluxe finish' office has two levels of excellent quality commercial space with two sets of kitchenettes, amenities and brilliant natural light (approx 168m2 total) plus 5m2 balcony and concertina tilt panel door.

Set amongst a plethora of new developments in the Coast's Premier Business Park and close to the M1 Motorway (Sydney to Newcastle access with massive upgrades currently underway!), Westfield, Tuggerah Railway Station and the Super Centre .The location of this investment is amazing!

Fantastic tenant renewing 2x2 year lease with current rent set to increase in August / September 2019 to (approx) \$45,450.00 Pa Gross + GST. Outgoings (approx) \$3,600.00 Pa. Commencing yield circa 8%, it just doesn't get any better for commercial investments with quality, secured tenant

Offices
FOR SALE

168sqm