



1/5 Teran Close, Whitebridge NSW 2290

## One of Only Two Units on 1500 sm block

260sm factory/warehouse includes 70sm of well presented office space on two levels, kitchen, amenities and another 9sm clean room with sink.

Onsite parking for 5 vehicles.

Both offices are fully insulated and air conditioned and have glass fronted entry foyer.

The upstairs office is modern and light with high ceilings and has forklift access doors from the factory and a window to the adjoining bushland.

The downstairs office could well be used as a showroom or for processes requiring a clean air conditioned space like printing or electronics.

The factory/warehouse area is well lit and has plenty of power and 3 phase outlets.

It has an insulated roof and a 4m roller door with 5m clearance.

Industrial

FOR LEASE

260sqm