



Unit 1/10 Pioneer Avenue, Tuggerah NSW 2259

IT DOESN'T GET BETTER THAN THIS!!

The location of this perfectly positioned front unit in a quality complex in the heart of Tuggerah Business park is superb, close to the Tuggerah Railway Station, Sydney to Newcastle M1 Motorway, Westfield Shopping Centre and Tuggerah Super Centre!

Consisting of an amazing combination of (approx.) 200m² of office, plus (approx.) 136m² full bright (6m approx.) warehouse, and with a kitchen, separate top-notch amenities and other fit-out work areas, it is a must to inspect!

Excellent natural light is provided by the floor-to-ceiling glass frontage and there is substantial office partitioning and data/ cabling in place (saving you hundreds & thousands \$ in fit-out costs!) The access is brilliant with an automatic high and wide roller door and parking is abundant

Industrial
FOR LEASE

336sqm

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