



**14 Mildon Road, Tuggerah NSW 2259**

## BRILLIANT TENANT, LONG TERM LEASE & QUALITY FREEHOLD!

This exceptional industrial freehold property is located in the heart of Tuggerah Industrial Precinct and within minutes of the Sydney to Newcastle M1 Motorway, Westfield Shopping Centre, Tuggerah Super Centre, plus the Tuggerah Railway Station.

Excellent, long term benefits that will ensure this outstanding investment is one for your portfolio, include:

- Long initial term of 5 years plus options
- 28th September 2021 to 27th September 2026
- Two (2) x five (5) year options until 2036
- Commencing rent of \$147,000 Net Per Annum + GST
- CPI increase annually (first increase due this September, 2022)

Consisting of a very fl

Industrial

FOR SALE

TO BE AUCTION ON 25TH AUGUST 2022

1388sqm

**Ty Blanch L.R.E. Brett Dowling**

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