



Unit 6/21 Kangoo Road, Somersby NSW 2250

## ONE OF THE BEST COMPLEXES AND LOCATIONS IN SOMERSBY

High Clearance warehouse with a ground floor area approx. 285m2 including the amenities

Overall space including warehouse, mezzanine and offices approx. 349m2

The mezzanine office is approx. 64m2 with solid concrete floor/stairs

The area under the mezzanine has been enclosed so it is separate from the warehouse area and features a nice kitchen/lunch area or could be used for a reception area

There is also a disabled bathroom including shower within this ground floor area under the Mezz

Additional toilet accessible directly from the warehouse

Open plan air-conditioned mezzanine office with kitchen sink

3 phase power available

High clearance roller d

Industrial

FOR SALE

349sqm

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