



## Unit 8/10 Sailfind Place, Somersby NSW 2250

### NEAR NEW WAREHOUSE + OFFICE!

Approx. 108m<sup>2</sup> ground floor warehouse with approx. 20m<sup>2</sup> brand new mezzanine air conditioned office space.

Bonus unique rear courtyard, concreted and fenced approx. 35m<sup>2</sup>, ideal for additional storage, outside work space or peaceful lunch area.

Precast concrete to 3 metres plus colorbond and high clearance ceilings up to approx. 7 metre.

Inclusions comprise of glass entry doors, high bay windows front and rear, mezzanine office with air conditioning has been constructed and is located at the rear of unit to allow full height functionality at the front of the warehouse.

This well-equipped warehouse with freshly painted floors also includes a kitchenette & bathroom with shower facility.

Automatic high and wide roller doors plus an additional roller door at the rear to provide easy access to courtya

Industrial  
FOR LEASE

128sqm

**Karen Aubrey**

+61 411 358 856

Karen.Aubrey@au.knightfrank.com