

2/46 Mitchell Rd, Cardiff, NSW 2285

\$795 PW (Inc. O.G) + GST

Warehouse



## Ultra Clean, Concrete Industrial Unit

This modern and exceptionally clean concrete industrial unit offers a versatile opportunity for a wide range of businesses including light industrial, storage, warehousing, trade services or showroom use.

The property comprises a 156sqm warehouse accessed via a large roller door, together with a 36sqm air-conditioned office and a further 36sqm mezzanine office above. The well-designed layout provides an excellent balance of warehouse and administrative space.

Staff amenities include separate male and female facilities along with a shower, while the inclusion of 3 dedicated off-street car spaces provides added convenience for staff and visitors.

Well presented throughout and positioned within a quality small industrial complex of 3, this unit is ready for occupation from August 2026 and offers a professional environment for businesses seeking practical and functional premises.

**Open for Inspection**

By Appointment.

### Listed By

Craig Andriessen

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