

29/6 Bellambi Lane, Bellambi, NSW 2518**Leased - \$41,600**

Office Suite

**MODERN COMMERCIAL WAREHOUSE + OFFICE SPACE**

Elders Real Estate Wollongong are excited to offer you this exciting Commercial Warehouse + Modern Office Space all combined in 1!

Open for Inspection

By Appointment.

Located in a modern, well positioned, security gated - boutique commercial industrial complex at 6 Bellambi Lane, Bellambi.

Centrally located in the Northern Suburbs of Bellambi, amongst other quality businesses, easy access to Northern Distributor express way.

Property features:

- Approximately 192 m² total space, comprising 96 m² of modern, upmarket office space and 96 m² of high-clearance warehouse (with 3.45 m clearance under the mezzanine)
- Advanced Security & Access Control: FOB entry to external and internal offices, zoned ducted air conditioning, plus external video intercom with app connectivity, CCTV, and a back-to-base alarm system.
- Fully equipped interior, with 3 kitchens, full bathroom with adaptable provisions, including WC and shower
- Parking & Transport Access: Includes 2 on-site car spaces

Located in the Central Bellambi - business precinct, Bunnings on your doorstep, Bellambi railway station, Bellambi hotel. Super close proximity to coastal Beaches, boat ramps, schools, shops, and cafes. 15 minutes north of Wollongong, Wollongong CBD and Wollongong University.

Sydney CBD, and airport only 1 hour away

Listed By

Daniel Niceski
Phone: (02) 4228 7878
Mobile: 0408 422 876

