**LJ Hooker Singleton**
7/172 John Street,
Singleton NSW 2330

## 7/11 Ellsmere Ave, Singleton, NSW 2330

**Under Contract**

Warehouse
















# New Unit with Glass Entry & Shop Front

- Located in an Industrial complex with 10 units
- New unit with glass entry & shop front
- Open plan warehouse workshop & bathroom
- Large industrial fan in workshop area
- Mezzanine level
- Three phase power available
- Set up and ready for a new tenant to move in
- On site parking
- Located in the McDougall Business Park precinct
- Easy access to the new Singleton Bypass
- Good access to local mines, Singleton CBD & beyond
- Rent $30,000 P.A + Outgoings $7,000 + GST
- Lease terms negotiable

**Open for Inspection**

By Appointment.

For further information or to arrange a private inspection, please contact Allan Cruickshanks 0407 724 930.

**Listed By**
Allan Cruickshanks
Phone: (02) 6572 4930
Mobile: 0407 724 930

Listing Number: 3471535

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.