

8/17 Cemetery Rd, Helensburgh, NSW 2508

Sold - \$1,040,000

Office Suite



Industrial Unit in Helensburgh Business Park total 170m²

Helensburgh Business Park is strategically located 41km south of the Sydney CBD and just 1km from the M1 Motorway providing direct access to major hubs like Wollongong, Sydney airport and CBD. The complex of 20 units has rarely traded since construction was completed in 2011 and provides a thriving location for business in the area.

Open for Inspection

By Appointment.

THE UNIT

- Ground floor warehouse unit floor area: 130m²
- Office space on second level 40m², carpeted light and airy with windows overlooking bushland and air conditioning
- Small kitchenette and amenities with 2 toilets
- Security cameras installed inside and outside unit
- Near new condition throughout (previously used as storage only)
- Highly sought and tightly held complex
- Security gated and on site cafe
- E4 General Industrial Zoning under Wollongong City Council
- Electronic roller doors 5.3 meters high
- High warehouse clearance of 7-9 meters
- Strata \$1,017 per quarter
- Rates \$303 per quarter

HELENSBURGH

- A vibrant and historical town surrounded by bushland with great community spirit and village lifestyle, population approx 7,000 (2021 census)
- Helensburgh shops, library, community centre and bus stops within minutes driving distance
- Town centre upgrade and refurbishment recently underway by council
- Helensburgh train station offers express services to Sydney and Wollongong

Inspect | By Appointment.

Listed By

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