

Lot 14 Sir Thomas Mitchell Dr, Muswellbrook, NSW 2333

\$116,920 pa + GST

Warehouse



HEAVY INDUSTRIAL COMPLEX

LAND AREA: 4756 square metres
HARD STAND: Approx 2500 square metres
OFFICE & AMENITIES: Approx 200 square metres
MAIN WORKSHOP: Approx 792 square metres
SECOND WORKSHOP: Approx 144 square metres
WASH DOWN BAY: Approximately 144 square metres
STORAGE SHED: Approx 96 square metres

Open for Inspection

By Appointment.

At the front of the largest building there is a reception area, office, two toilets and a shower, comprising a total area of some 56 square metres. This section of the complex is of brick veneer construction with a Colorbond roof.

Immediately behind the office is the main workshop. It features the following:-

- Steel portal frame construction with Colorbond cladding and roofing
- 3 phase power with 16 amps per phase. Power is driven totally by solar panels, weather permitting
- There are five bays with high bay lighting and roller door entries
- Wash down facilities are installed throughout the workshop as are electrical cables for hoists

Behind the workshop and forming part of the main building there is a two storey office and amenities area comprising a total of 144 square metres and including a further toilet and shower facility.

Attached to the main building there is a two-bay undercover wash down area comprising 144 square metres.

A second free-standing steel portal frame shed is also located on site. It comprises some 144 square metres of space on a concrete slab and has three phase power and a large roller door access.

Then there is a 96 square metre steel portal frame storage shed with roller door and solar lighting.

RENT: \$116,920.00 per annum plus GST

OUTGOINGS: Council Rates, Water usage and Industrial Trade Waste Fees

Listed By

Phil Lawler

Phone: (02) 6543 3244

Mobile: 0408 495 242

