LJ Hooker Cessnock
84 Vincent Street,
CESSNOCK NSW 2325

Unit 4/116 Mitchell Ave, Kurri Kurri, NSW 2327

Attractive incentives available to appro

Warehouse















Quality Industrial Shed with Offices - Central Kurri Kurri L

Attractive incentives available to approve Tenants!!
Positioned in the sought-after Kurri Kurri industrial precinct, this versatile property offers approximately 254m² of clear-span warehouse space plus a large multi-room office suite, ideal for a variety of industrial or trade-based businesses.

Open for Inspection

By Appointment.

Property Highlights:

Approx. 254m² warehouse with excellent internal clearance
Three high-clearance roller doors - 3.6m high x 4.3m wide each
Air-conditioned office space with multiple rooms - ideal for admin, reception, or meeting areas
Private amenities: Two bathrooms exclusive to this tenancy
Additional features: Mezzanine storage and a secure concrete strong room

Lease Details:

Outgoings: Tenant to pay 65% of applicable outgoings, including:
Council rates, Water, Strata, Management fees, AFSS, Land tax (if applicable), and Metered Electricity

For more information or to arrange your private inspection, contact Bryce Gibson on 0422 227 668 today.

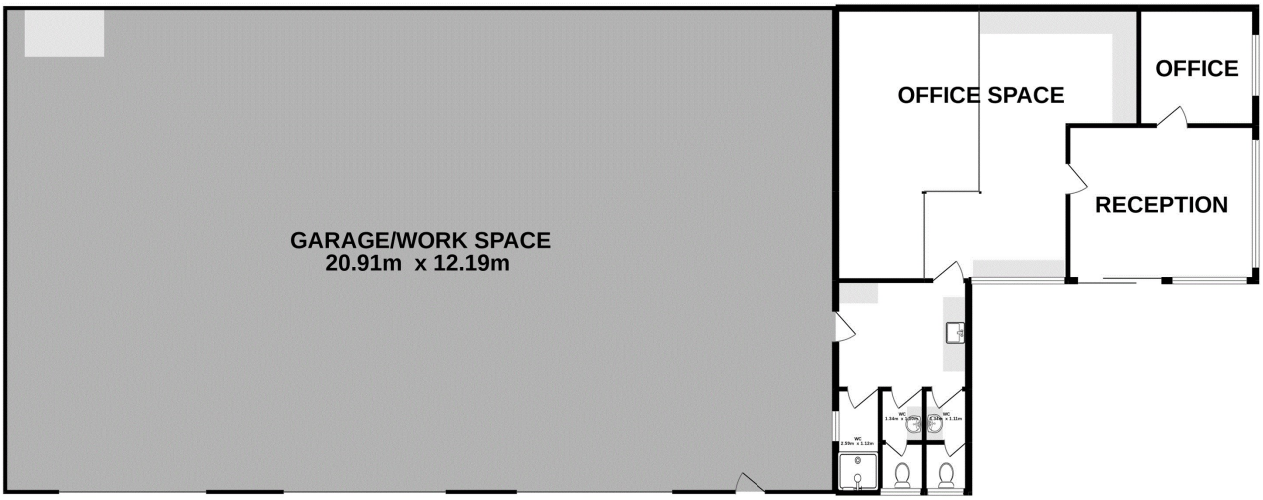
Listed By
Bryce Gibson
Phone: (02) 4990 5333
Mobile: 0422 227 668

Listing Number: 3493983

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.

Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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