

## 15 Thrift Cl, Singleton, NSW 2330

**Sold - 7/06/2023**

Warehouse



## Industrial Workshop, Mount Thorley

- \* Situated at Mount Thorley Industrial Estate
- \* Handy location to Singleton & local mines
- \* Building area is 540 sqm
- \* Comprising workshop, office, amenities, mezzanine (office & storage space)
- \* Office space is air conditioned
- \* Concrete driveway and parking area
- \* Fully fenced block
- \* Property is very well maintained and presented
- \* Currently leased to a long standing electrical company
- \* Lease details:
  - \* Rent \$62,500 P.A + GST
  - \* Term 3 years, lease ends 28 November 2025
  - \* Rent review 3%
- \* Outgoings tenant pays:
  - \* Council rates, water rates, building insurance, lessors public liability insurance
- \* Sound investment property, ideal addition to your investment portfolio or superannuation

**Open for Inspection**

By Appointment.

To arrange a private inspection or if you require further information, please contact Allan Cruickshanks 0407 724 930.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

### Listed By

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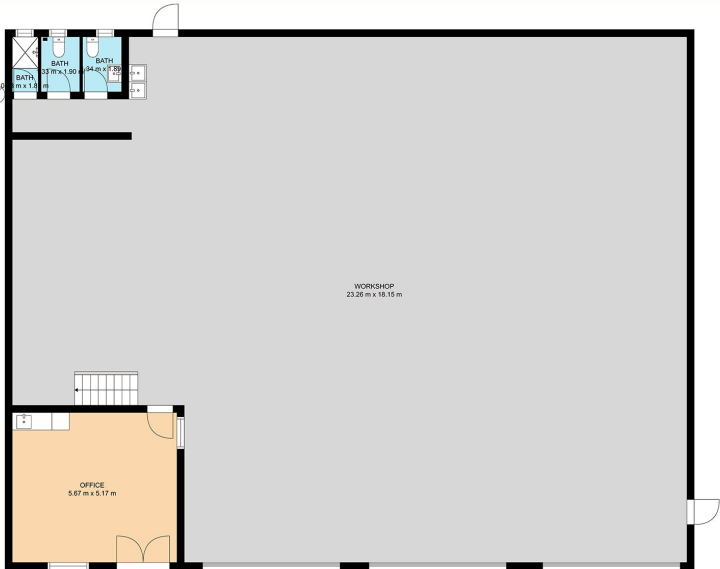


Floorplan

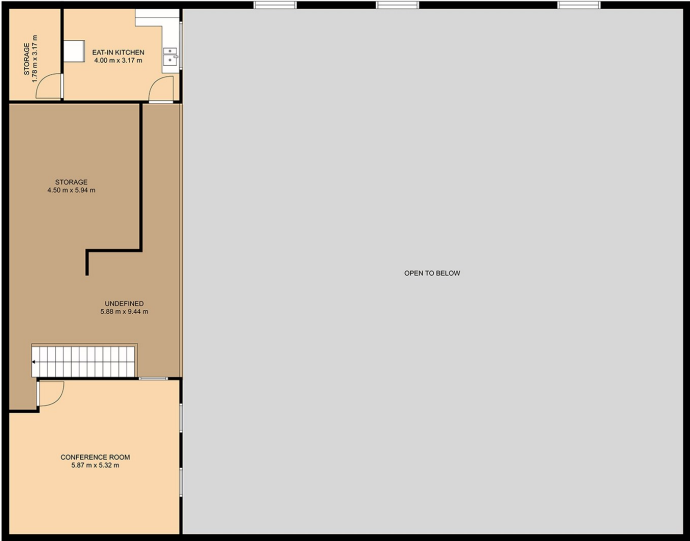
15 Thrift Close, Mount Thorley



GROSS INTERNAL AREA  
FLOOR 1: 417 m2, FLOOR 2: 109 m2  
TOTAL: 526 m2



FLOOR 1



FLOOR 2

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