

3/3 Tumby Creek Rd, Berkeley Vale, NSW 2261**Leased - \$18,000**

Warehouse

**WELL LOCATED FACTORY UNIT**

Situated in the very busy and popular Industrial Estate at Berkeley Vale, positioned amongst other quality businesses and only a short walk to Mingara Recreation Club, this factory offers a great position with good exposure to passing traffic.

Open for Inspection

By Appointment.

* Approx 70m2 unit.

* Unit comes with 1 car space

* Monthly Rent: \$1,500 + GST per month

* 12.5% of total building outgoings - Water usage and connection charges \$400 per year approx. Building Insurance \$900 per year approx & Council Rates \$800 per year approx.

*Available from October 2023.

Listed By

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