

**Zoned
Mechanical
Workshop or
Warehouse**



Cromer 16/1-5 Thew Parade

Price: \$44,500 + GST GROSS
Total Building area: 161m²

LEASE

Suitable for many businesses needing a warehouse and or Mechanical Workshop. This unit is situated in a popular industrial Estate specially Zoned for Mechanical Workshops. This warehouse makes it ideal to walk in and setup a fully operational and functional Mechanical Workshop, or use as a traditional warehouse. The industrial Estate contains, Panel Beaters, Trade Sales for Mechanical Parts, Engineering welding, Engine reconditioning and distribution businesses.

- 3 Car Spaces
- Additional Mezzanine of 27sqm
- Large truck and 40ft container access
- Auto Roller Door access
- 3 phase power
- Kitchenette
- 2 Bathrooms
- 1 shower

If you need mechanical equipment you can secure the following for \$15,000

- 3 Hydraulic Hosts
- Work Bench
- Air Compressor fixtures and reals
- 4 Security Camera's

Corner position in a block situated in the heart of Cromer's industrial estate, accessible from both South Creek Road & Thew Parade. Just over 2km to Pittwater Road providing access to the rest of the Northern Beaches.

Agents

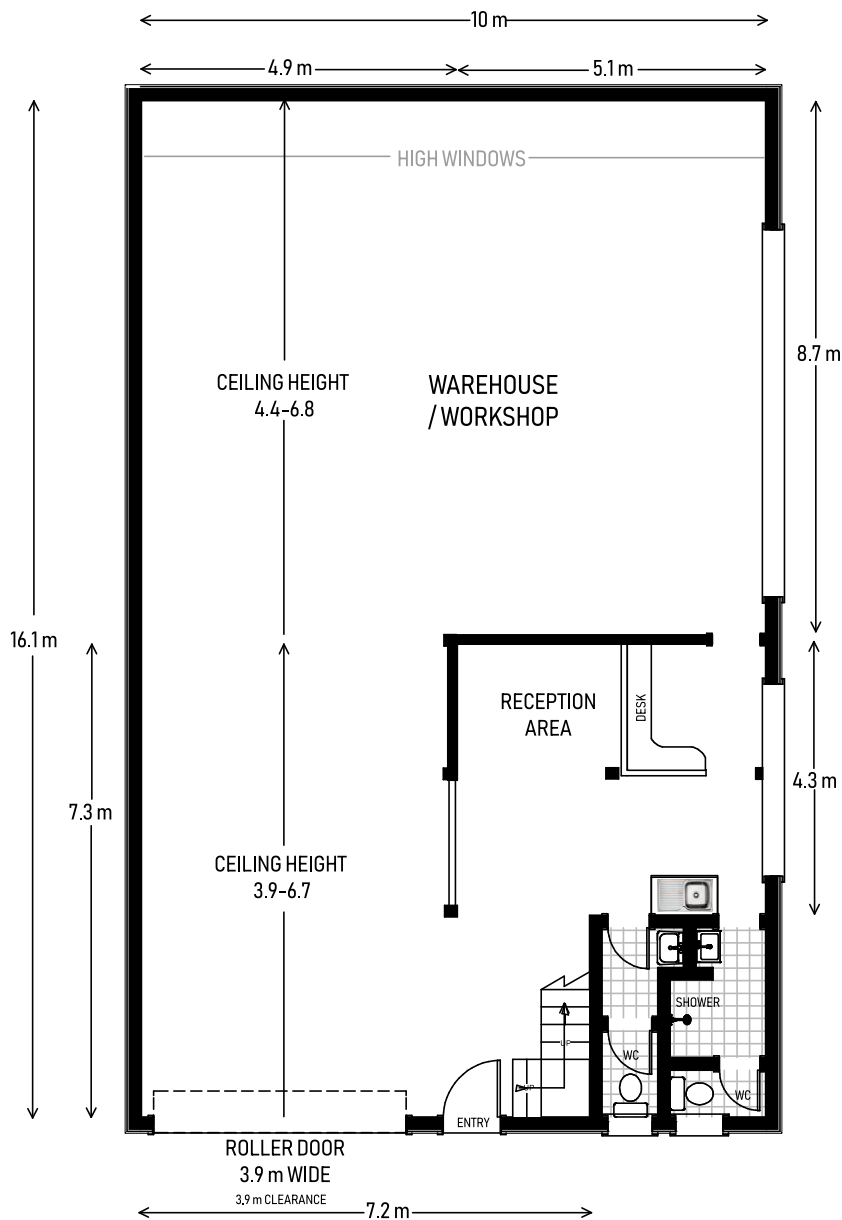
Paul Cunningham 0413 161 661
paul.c@upstate.com.au

Upstate Office

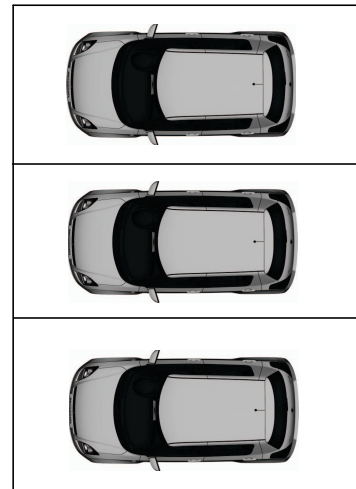
Tel 9939 6788
hello@upstate.com.au

View videos, photos and more of this amazing property and to see all our listings visit
upstate.com.au

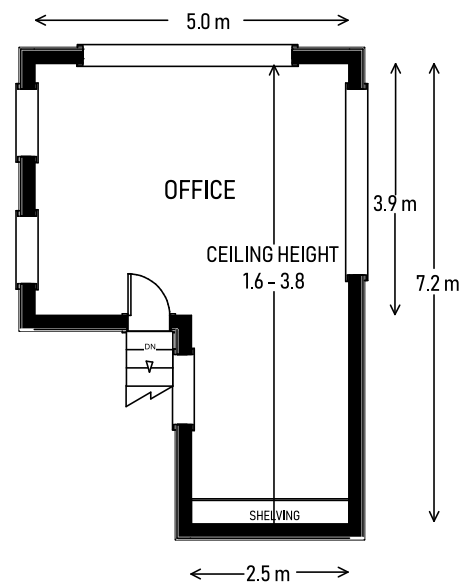
UPSTATE
/ Commercial



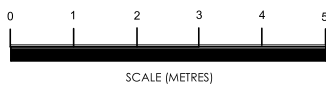
Ground Floor



3 x Parking Spaces



Mezzanine Level



UPSTATE

16/1-5 Thew Parade
Cromer

All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.