



## Tidy Industrial Warehouse/Office Offering

Industrial/Warehouse • Offices

1/14 Leighton Place, Hornsby, NSW 2077

**Floor Area:** 433 m<sup>2</sup>

### Property Description

Fantastic opportunity to purchase this neat and tidy warehouse/office that is in a small strata complex of 4 units.  
Long term tenant in place in the warehouse. Ideal for anyone looking for office space with potential to grow into the warehouse down the track.

Features include:

- 433 sqm of space in total, Warehouse 255 sqm and Office 178 sqm
- Ducted Air-conditioned office space
- 3 Kitchenettes and male and female bathroom facilities
- Undercover parking for 4 car spaces
- Great natural light
- Warehouse currently leased for approximately \$35,000 p.a + GST (no outgoings)
- Office space currently on the market for \$45,000 p.a + GST

Call for further details or to inspect.

**For Sale**

Contact agent

For Sale



**David Shaw**

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**James Willing**

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**Belle Property Commercial - Northern Beaches**

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