

Raine&Horne. Commercial

BERESFIELD
5/31 Yilen Close

215 sqm

AS NEW SHOWROOM UNIT + INCENTIVES!

\$46,200 Gross incl. O/gs + GST PA

This fully fit out office & warehouse unit of approx. 215 sq/m is strategically located & in a well-established industrial precinct with direct access to the M1 Motorway and Newcastle CBD providing easy accessibility to major transport routes and local amenities.

Its functional design includes a reception area & kitchen/lunchroom on entry with a full concrete mezz. level A/C & fully cabled office area on the 1st floor with a spacious showroom or workshop area accessed by a huge 6m high x 4m wide roller door.

The unit offers ample room for operations that can accommodate a variety of commercial & industrial uses & also

provides 3 phase power + on site parking.

Contact Reece Harrison at Raine & Horne on 0421 000 965.

Property ID	L35888050
Property Type	Industrial/Warehouse
Building / Floor Area	215
Land Area	2471.0 sqm

AGENT

Reece Harrison

📞 0421 000 965

✉️ Reece.Harrison@newcastle.rhc.com.au